



January 22, 2014

Environmental Management Support, Inc.

Attn: Mr. Don West

8601 Georgia Avenue, Suite 500

Silver Spring, MD 20910

Phone: 301-589-5318

RE: Application for U.S. Environmental Protection Agency FY2014 Community-Wide
Combined Petroleum and Hazardous Materials Assessment Grant

Dear Mr. West:

As the Director of the City of Austin, Resource Recovery Department, I submit this grant proposal for a U.S. Environmental Protection Agency, Community-Wide Combined Petroleum (\$200,000) and Hazardous Materials (\$200,000) Assessment Grant. The proposed assessment grant will fund Community Outreach Activities, 12 Phase I Environmental Site Assessments (ESAs), 10 EPA Approved Quality Assurance Plans, 10 Phase II ESAs, and 4 Analysis of Brownfields Cleanup Alternatives/Remediation/Reuse Plans during a three year performance period. The requested grant funding is essential to support the safe cleanup and sustainable reuse of brownfield sites in an effort to revitalize blighted properties and spark beneficial development in depressed areas of East Austin.

The City of Austin is the capital of Texas and the seat of Travis County. Located in Central Texas and the American Southwest, it is the 11th largest city in the United States and fourth-largest in the state of Texas. The City of Austin has the familiar, disturbingly typical environmental story of many American cities supported by slavery. One of the City's oldest areas, East Austin is the City's poorest, most economically disadvantaged community. Historic racial segregation and relocation of minorities to East Austin, followed by the designation of the area for industrial use placed a disproportionate toxic burden on East Austin communities, resulting in a dense patchwork of brownfields interlaced with low-income residential properties.

A recent inventory of 134 acres in East Austin identified 105 parcels of land out of 235, or 44 percent of the properties with recognized environmental concerns (RECs) from historical uses. Funding for brownfields assessment has become the limiting factor in Austin's ability to accommodate positive growth, provide new development and urban infill that meets the needs of the East Austin, and to do so in a way that protects the character, integrity, and sustainability of Austin's east side. Revitalization of brownfields in East Austin has the potential to contribute to the community quality of life through equitable redevelopment into affordable housing, commercial business, urban gardens, and parks.

The City has a fifteen year history of promoting economic development via brownfields revitalization and has successfully assisted 43 properties with three previous grants. Austin's goals include reversing local urban sprawl, addressing economic dislocation, and correcting the

disproportionate concentration of contaminated sites in East Austin. Receiving this \$400,000 grant will provide opportunities for revitalization and enable us to assist East Austin with much needed affordable housing, businesses, urban gardens and parks.

Thank you for your consideration of our proposal. If you have any questions about this request for funds, please call me at 512-974-1926 or Christine Whitney, Brownfields Program Manager, at 512-974-6085.

Sincerely,



Bob Gedert, Director
City of Austin, Austin Resource Recovery Department

cc: Marc Ott, City Manager
Robert Goode, Assistant City Manager
Christine Whitney, Brownfields Program Manager



a. Applicant Identification: City of Austin, Austin Resource Recovery, P.O. Box 1088, Austin, TX 78767	
b. Applicant DUNS number: 148395028	
c. Funding Requested: i) Grant type: Assessment ii) Federal Funds Requested: \$400,000 iii) Contamination: \$200,000 Petroleum and \$200,000 Hazardous Substances iv) Community-wide	
d. Location: Austin, Travis County, Texas	
e. Site Specific: Not Applicable	
f. Contacts:	
i) Project Director Christine Whitney, Program Manager Phone: (512) 974-6085 FAX: (512) 974-1999 Email: Christine.Whitney@austintexas.gov City of Austin, Austin Resource Recovery P.O. Box 1088, Austin, TX 78767	ii) Highest Ranking Elected Official Mayor Lee Leffingwell Phone: (512) 974-2250; FAX: (512) 974-2337 Email: Lee.Leffingwell@austintexas.gov City of Austin, City Hall – Mayor’s Office P.O. Box 1088, Austin, TX 78767
g. Date Submitted: January 22, 2014	
h. Project Period: Three years, contingent on award date, October 2014 - September 2017	
i. Population: City of Austin, General Population: 790,390 – 2010 US Census East Austin, Target Area Population: 112,745 – 2010 US Census	
j. “Other Factors” Checklist: Attached to this transmittal letter	

Appendix 3 Other Factors Checklist

Name of Applicant: City of Austin, Texas

Please identify (with an x) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
	Community population is 10,000 or less	
	Federally recognized Indian tribe	
	United States territory	
	Applicant will assist a Tribe or territory	
	Targeted brownfield sites are impacted by mine-scarred land	
	Targeted brownfield sites are contaminated with controlled substances	
X	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress.	4
X	Project is primarily focusing on Phase II assessments.	6, 7
X	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	8, 9, 11
	Community experienced manufacturing plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant closures due to bankruptcy or economic disruptions.	
	Recent (2008 or later) significant economic disruption (unrelated to a natural disaster or manufacturing/auto plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
X	Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, applicant must attach documentation which demonstrates this connection to a HUD-DOT-EPA PSC grant.	9, 13
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant	
X	Community is implementing green remediation plans.	12
X	Climate Change	12

III.C. Threshold Criteria for Assessment Grants

1. Applicant Eligibility:

The City of Austin, Travis County, Texas is a General Purpose Unit of Local Government as defined by 40 CFR Part 31.

This applicant was not awarded an Assessment Grant in 2013.

2. Letter from the State or Tribal Environmental Authority:

A letter of support from the Texas Commission on Environmental Quality (TCEQ), acknowledging the City of Austin's intent to apply for federal grant funds may be found attached to this application as attachment C.

3. Community Involvement:

Involving our community and soliciting feedback regarding Brownfields activities and redevelopment plans are essential to our community's Brownfields program's success. Communication is a two-way process, our ultimate goal is to keep the community informed and involved so they remain aware of potential concerns, questions and solutions. We will be utilizing the following Community Engagement Plan. See section V.B.3 in Ranking for further information.

AUSTIN BROWNFIELDS REDEVELOPMENT OFFICE
ASSESSMENT GRANT COMMUNITY ENGAGEMENT PLAN:
FROM BLIGHT TO BRIGHT

PURPOSE

Bringing old, contaminated and neglected lots back to life is often a daunting challenge ripe with legal and economic regulations. Nonetheless, transforming blighted properties into sites brimming with bright possibilities for communities can be a valuable lesson in the benefits of revitalized lands. From public feedback to collaborating on site plans, all members of the community should be afforded the opportunity to meaningfully participate in planning the reuse of these properties. This strategy will provide a flexible approach that addresses the needs of the surrounding community as well as the community at large. The community engagement plan will serve to empower communities and stakeholders in the assessment, safe cleanup and sustainable reuse of brownfield sites in an effort to revitalize blighted properties and spark beneficial development in depressed areas.

GOALS

The community engagement plan aims to inform the community on decisions, services, programs and initiatives; promote accessibility; foster transparency and accountability of the City's decision-making processes; provide opportunities for public participation and build community pride through a positive process.

IDENTIFYING COMMUNITY STAKEHOLDERS

Local community development networks and support organizations will be involved in identifying community stakeholders, their particular interest and needs, and how best to engage

with them. The level of community engagement will be appropriate to the nature, complexity and impact of each individual project. Involving the public will lead to a better process, greater support and buy-in, innovative ideas and ultimately a more effective effort.

Key Stakeholders:

- Brownfields Program Manager
- City of Austin's Resource Recovery public relations and marketing team members
- Site project managers
- Consultant(s)
- Sustainability Consultant
- Community members
- The public
- Businesses
- Project partners
- Community-based organizations
- Neighborhood Associations
- Local, state and federal agencies relevant to the project

The engagement plan is based on five levels of community engagement:

1. Inform
2. Consult
3. Involve
4. Collaborate
5. Empower

We will look to the public as advisers throughout the brownfields assessment process. Platforms including public charrettes and workshops will seek the community's guidance and feedback.

COMMUNICATION TOOLS

Community engagement is most effective when it is a flexible process enabling relationships and trust to build and strengthen over time through communication tools tailored to the particular site, level of participation to be achieved and timeframe. Overlapping the strategies below will ensure the City of Austin covers all types of engagement, from 'inform' to 'empower.' This will additionally insure that the affected community members and members of the community as a whole are involved in the planning, implementation, assessment and cleanup plan activities.

Public notices, flyers and educational materials

Providing public notices, postcards, flyers and educational materials will serve as the frontline of the City of Austin's campaign to inform and educate the community. Through these materials, the City of Austin will publicize meeting announcements, project status reports and other significant communications to area residents and community groups. This material will be made available in multi-lingual formats to ensure all members of the community are fully notified of ongoing initiatives. We will also educate and inform the community through organizational publications such as the East Austin Environmental newsletter and the City of Austin's SpeakUpAustin online forum.

Community meetings

Public meetings, charrettes or workshops will provide an opportunity for large numbers of people to participate in the brownfields redevelopment process: acquiring information, asking questions, stating concerns, and providing input regarding the site assessment process and redevelopment plan.

Web-based engagement

Web-based engagement such as the City of Austin's webpage, Facebook and other social networking platforms will enable people to choose when, where and for how long they want to participate in the process. This will provide residents a convenient time and place to participate and is particularly useful for those who may be homebound. It is also cost effective and can target large numbers of people in a less time consuming format than attending a workshop or public meeting.

Mailing list

Creating a mailing list will help increase dialogue between City of Austin staff and engaged community members. We will rely on Austin Resource Recovery's MailChimp account to disseminate emails to readers who request project updates.

News releases

The benefit of news releases is they will help attract media coverage which in turn may help make the greater community of Austin aware of our efforts. Getting coverage through trade journals, magazines, blogs, podcasts and traditional media will help us impart our successful stories to the public. This is also an inexpensive strategy that will boost our visibility.

Servicing residents with limited English proficiency

The City of Austin is committed to making every reasonable effort to ensure City services and information are provided in a manner that is accessible, relevant and timely to residents with limited English proficiency. The City will use competent, trained and culturally sensitive translators and interpreters whenever necessary. We will also refer to the City's Employee Language Bank – an internal list of employees tested and approved to use their conversational, translation and grammatical skills in interpreting foreign languages to assist in explaining these projects. We will translate vital documents and critical information. In addition, we will pursue press coverage in Spanish-language and any other relevant language media counterparts. While Spanish is the most spoken language after English in the Austin area, there are many other languages spoken in Austin. These tools will help engage residents with limited English proficiency who are traditionally underrepresented in civic engagement and city planning processes.

4. Site Eligibility and Property Ownership Eligibility (Site-Specific Proposals Only):

This criterion is not applicable as this is a community wide assessment.

Community-Wide Brownfields Assessment in East Austin: Remediating 100 Years of Environmental Injustice

V.B.1 Community Need

- i. **Targeted Community Description:** The City of Austin seeks EPA funding in order to assess environmental contamination in East Austin¹. The City will use the funding to revitalize this community and redevelop properties to provide equitable, community-serving assets. The numerous brownfields interspersed with businesses and homes pose a threat to the livability of East Austin. East Austin has long suffered environmental injustice, stemming from the 1928 City Plan and the 1931 Zoning Plan, which respectively legislated racial segregation and specified industrial and “unrestricted” land uses to East Austin. The City relocated all African American and Mexican churches to East Austin and only provided basic services to minorities living in this area. Industrial facilities such as power plants, fuel storage tank farms, auto repair shops and cement plants were developed adjacent to schools and residences. The City was further divided in 1962 by Interstate Highway 35. This eight lane highway, with upper and lower decks, created a physical barrier between West Austin’s economically robust Downtown, with primarily white, affluent neighborhoods, and East Austin’s minority and poor residents. This divide added to the blight and distress within the community. Parks, grocery stores, gardens and other amenities could be found in “white only” neighborhoods. In 2012, a community health assessment undertaken by a partnership of local agencies found that East Austin residents have the highest mortality rates from diabetes and hypertension and poorer health outcomes in comparison to the rest of the City and County; and the prevalence of neighborhoods without access to fresh, healthy and affordable food or opportunities for recreation contributes to these negative health trends².

Since 2010 Austin’s population increased annually by 6.6%, and is now the 11th largest in the nation with a geographic footprint of 318.60 square miles. Much of the growth has been urban sprawl evident by the rapid urbanization of greenspace and farms. Since 2010, annexations to the City total over 20 square miles, roughly half the size of San Francisco. While Austin is lauded for its high quality of living and abundance of outdoor activities, these benefits are not equally accessible to East Austin’s residents in a large part due to brownfields. In East Austin, minorities suffer adverse effects from a legacy of industrial zoning and environmental injustices. Residents are confronted with actual and perceived health threats and challenges to economic growth from brownfields interspersed in their communities. Concerns about potential environmental contamination prevent new business growth from providing jobs within these neighborhoods. Concerted efforts are needed to address quality of life, economic and health disparities and ensure that long-term residents benefit from the area’s revitalization.

The City recognizes these threats to the livability of Austin, and the City Council voted unanimously in 2012 to adopt *Imagine Austin*, the City’s comprehensive plan for Austin. The plan prioritizes programs which will: create a compact and connected Austin; sustainably manage water resources; ensure household affordability for all citizens equitably; invest in the workforce and provide job training; protect the environment; and revise Austin’s development regulations, which contributed to brownfields in East Austin. The City committed \$1.2 million to enact this plan, with additional funds and staff for implementation. The plan acknowledges that Austin’s long-term sustainability and livability requires a renewed focus on redevelopment of brownfields to prevent urban sprawl and reduce the carbon footprint. This grant will be a catalyst to address environmental injustice now occurring in East Austin, seed sustainable redevelopment and provide new business and job opportunities, affordable housing, parks, and urban gardens.

¹ East Austin is defined as the zip codes 78702, 78721, 78722, 78723, 78741, and 78742, making up 14.3% of the City of Austin’s population

² http://austintexas.gov/sites/default/files/files/Health/CHA-CHIP/CHA-CHIP_Report10-24-13.pdf

ii. Demographic Information

Table 1 – Comparative Population, and Minority

	East Austin	City of Austin	State of Texas	United States
Population	112,745 ¹	790,390 ¹	25,145,561 ¹	308,745,538 ¹
Percent Minority*	46.9% ¹	31.7% ¹	29.6% ¹	26.7% ¹
Percent Minority**	74.4% ¹	51.3% ¹	54.7% ¹	36.3% ¹
Poverty Rate	34% ²	19.4% ²	17.4% ²	14.9% ² 15.1% ⁴
Median Income	\$36,318 ²	\$52,431 ²	\$51,563 ²	\$53,046 ² \$49,445 ⁴
Per Capita Income	\$18,706 ²	\$31,387 ²	\$25,809 ²	\$28,051 ²
Less than High School Graduate (18-24 yrs)	22.1% ²	13.8% ²	19.4% ²	16.2% ²
Less than 9 th Grade (25 Years and Over)	16.7% ²	7.5% ²	9.7% ²	6% ²
Less than High School Graduate (25 Years & over)	12.2% ²	6.4% ²	9.6% ²	8.2% ²
Unemployment	10.3% ²	7.3% ²	7.7% ²	9.3% ² 7.2% ³
Homeownership	34.6% ¹	45.1% ¹	63.7% ¹	65.1% ¹

¹ Data is from the 2010 U.S. Census data at <http://www.census.gov/>
² Data is from the 2008-2012 American Community Survey 5-Year Estimates at <http://www.census.gov/>
³ Data is from the Bureau of Labor Statistics and is available at www.bls.gov
⁴ 2010 American Community Survey http://www.census.gov/newsroom/releases/archives/income_wealth/cb11-157.html
 *Percent Minority is non White of any race, and does not include Hispanic/ Latino
 **Percent Minority is proportion of population that is non White as a single race including Hispanic/ Latino

iii. Brownfields: Based on the Texas Commission on Environmental Quality's (TCEQ) databases and EPA's Envirofacts database, East Austin has 514 facilities currently managing hazardous and petroleum substances³. The TCEQ database identified 326 additional brownfields in East Austin with existing contamination, including leaking underground storage tanks, hazardous waste facilities, chemical and manufacturing companies and industrial complexes⁴. Half of the known Toxic Release Inventory (TRI) reporting facilities in Austin are located east of I-35⁵. Families are concerned about the **consequences of industrial pollutants for children**, who walk and play in their neighborhoods daily and who experience more immediate risk than most adults. For example, in the four blocks surrounding Zavala Elementary School there are multiple historic and current hazardous materials and petroleum sites. The 391 students attending Zavala 180 days annually create 140,760 separate opportunities for harmful exposure each year. A recent inventory of 134 acres in East Austin, in the Plaza Saltillo Transportation Oriented Development (TOD) zone, identified 105 parcels of land out of 235 properties, **or 44%** with recognized environmental concerns (RECs) from historical uses. The inventory of sites near Plaza Saltillo is indicative of the pervasiveness of brownfields throughout East Austin. This 24-block area currently has 108 residential homes, **adjacent to and interspersed with** 50 operating commercial or industrial businesses⁶. Other historical uses include manufacturing, auto repair shops, printers, gas stations, dry cleaners, junk and scrap yards, machine shops, and

³ <http://www.epa.gov/enviro/index.html>; <http://www12.tceq.state.tx.us/crpub/index.cfm>

⁴ <http://www12.tceq.state.tx.us/crpub/index.cfm>

⁵ <http://www2.epa.gov/toxics-release-inventory-tri-program>

⁶ City of Austin Geographic Information Systems (GIS)

underground storage tanks. The inventory concluded that 36.6% of the 105 parcels have petroleum RECs, 35.2% have hazardous RECs, and 28.2% have both RECs. Potential contaminants in the area include chlorinated solvents, heavy metals, petroleum hydrocarbons and volatile organic compounds. According to the Agency for Toxic Substance & Disease Registry, these RECs can cause health effects, such as neurological and hematological problems, coordination problems, headaches, immunological damage, respiratory problems, liver/kidney damage and cancer.

iv. Cumulative Environmental Issues: 100 years of industrial activity create an enormous potential for unknown releases, making a large cumulative impact on the environment likely. In addition to its comprehensive array of brownfields (incinerators, power plants, sand and gravel mining, plating facilities, tank farms, landfills, waste water treatment facilities, abandoned buildings and illegal dumpsites for battery casings, pesticides, household trash, tires and hazardous waste), East Austin is bounded on all sides by highways: Hwy 290 to the north, Hwy 71 to the south, I-35 to the west, and Hwy 183 to the east. As the population rapidly increases, these roadways experience high traffic congestion even during off-peak hours. Respiratory health of thousands of East Austin residents is under daily threat due to poor air quality. The environmental justice literature on “triple jeopardy” suggests that poor minority groups, already burdened with psychological stress and poor nutrition, are more likely to live adjacent to major highways and experience disproportionately larger adverse health effects from exposure to air pollution⁷. East Austin is home to watersheds that replenish the Colorado River, the primary source of drinking water and irrigation for the City of Austin and much of South Central Texas. Brownfields and unknown contaminants threaten these watersheds and hinder sustainable developments. Responsible urban growth and sustainable development is needed to ensure the ecological future of East Austin. With severe droughts affecting Texas, identifying and addressing brownfields sites over these vulnerable resources is critical to the well-being of sensitive populations.

1.b Impacts on Targeted Community: For residents in East Austin, brownfields have produced disconnected neighborhoods and feelings of alienation of the residents from the rest of Austin. High levels of poverty (34%), unemployment (10.3%), and disinvestment indicative of extensive social issues discourage redevelopment and stifle economic growth. With only 14.3% of the population of the City, East Austin accounts for 29% of Austin’s murders, 33% of Austin’s robberies and 30% of Austin’s arson cases⁸. Rampant poverty in the area has discouraged services traditionally available in middle class neighborhoods from entering. Convenience stores, pawn shops, and abandoned buildings took root instead of grocery stores, banks and public parks or gardens. The majority of buildings and homes in East Austin were built prior to the EPA lead-based paint ban in 1978 and the asbestos ban in 1999, posing a great risk to sensitive populations, such as pregnant women, the elderly and children. Poor air quality from traffic and industry affects vulnerable residents by irritating their respiratory systems, reducing lung function, and aggravating asthma. In East Austin, the asthma rate is 7.2%, which is above the county’s 5.6% rate⁹. Due to the legacy of brownfields, residents have limited access to safe, walkable space, healthy foods or recreation. East Austinites have a significantly higher rate of cardiovascular disease¹⁰ of 11% compared to the county rate of 4.4% and the statewide rate of 7.5%. East Austin also accounts for 22.2% of all of Austin’s deaths due to diabetes and 21.5% of

⁷ <http://www.cdc.gov/mmwr/preview/mmwrhtml/su6203a8.htm>

⁸ Austin Police Department Records for 2013

⁹ Prevalence Data by Zip Code; Compiled by Epidemiology and Health Statistics Unit; City of Austin Health and Human Services Department, 2013

¹⁰ Ibid.

deaths due to hypertension¹¹. Additionally, Austin's African Americans and Hispanic/Latino communities are more likely to suffer from poor mental health, obesity, poor nutrition, sedentary lifestyles and teen pregnancy as documented in Table 2.

Table 2 Disparate Rates of Health for African Americans and Hispanic/Latinos in Austin

	Teen Births, % of all births ¹	>5 poor Mental Health days per month ²	Obesity ²	Diabetes mortality ²	No Physical activity ²	> 5 fruit or vegetable servings daily ²
White	0.5%	17.9%	19.4%	14.4%	20.5%	33.9%
African American	5.2%	24.3%	41.7%	37.8%	34.5%	24.1%
Hispanic/ Latino	6%	26.6%	36.5%	36.1%	31.8%	24.1%

¹ Data Source: Texas Department of State Health Services, available at <http://soupfin.tdh.state.tx.us/birth05.htm>
² Centers for Disease Control and Prevention (CDC). Texas Behavioral Risk Factor Surveillance Survey Data. Atlanta, Georgia: US Department of Health and Human Services, Travis County Data, 2008-2010

c. Financial Need

i. Economic Conditions: Lack of other assessment resources: The TCEQ and Region 6 EPA resources are limited in their ability to serve the 11th largest city and 2nd largest state in the country. Texas does not have strong state lead programs for assessments or cleanups.

Financial Need of East Austin: East Austin predominantly consists of low-income and minority neighborhoods. East Austin neighborhoods have twice the poverty rate and half the income of the average Austin resident. Unemployment is much higher than the local and national average. The level of household ownership is drastically lower in East Austin, which reflects the negative social and economic impact that environmental injustices have wrought on this area.

With such extensive environmental and social concerns in East Austin, the benefits of economic revitalization through brownfields assessment and redevelopment will be most significantly felt.

Financial Need of the City: Austin has suffered incredible droughts, fires and blazing heat for several years. On Oct. 31, 2013, a torrential downpour caused a flash flood, which turned a normally placid creek into a raging torrent 34% greater flow rate than Niagara Falls¹². During this **natural disaster**, the creek waters rose by 40 feet over the course of a few hours and ripped through the East Austin Onion Creek neighborhood. The flash flood took 5 lives, and cost the City \$103 million. The City will lose tax revenue for those properties and continues to purchase more homes that are also at risk for flooding. **Without this EPA Assessment Grant funding**, current market rate of housing and development will not support the residents of East Austin, and more residents will be displaced. **This funding will allow the City** to partner with the affordable housing developers to create new housing opportunities. The only way to ensure long-term livability of neighborhoods is to provide community assets such as parks and community gardens. With current partners and other leveraged funds, the EPA Assessment Grant funding would help address previously neglected areas of East Austin and target redevelopment efforts where most needed. Removing brownfields and providing parks, gardens and affordable housing near transit will ensure a reduction in carbon emissions and better quality of life for all residents.

ii. Economic Effects of Brownfields: East Austin is littered with industrial and hazardous waste facilities, power plants and tank farms. Real estate developers largely ignored East Austin for many years. Property values and property taxes, drastically lower than in the rest of Austin, have

¹¹ Data Source: Texas DSHS Center for Health Statistics Death Data 2004-2008

¹² <http://www.politifact.com/texas/statements/2013/nov/14/city-austin/during-flood-austins-onion-creek-flowed-34-percent/>

affected the quality of area schools, with all four of the public schools rated academically unacceptable in 2009 located in East Austin¹³. The drop-out rate for these students in the Austin Independent School District is more than three times that of white students. 37% percent of individuals living in poverty resided in households where the head of household had not received a high school diploma¹⁴. These limitations are exacerbated by loss of property taxes, lack of private investment to improve the area and property vacancy. Due to proximity to downtown, redevelopment is beginning to take place in the areas furthest away from brownfields. However, as the property values increase, long-time residents will find it increasingly difficult to afford living in Austin. The award of the grant will lead to additional state and federal support including EPA cleanup grants, private funding and other leveraging that would provide much needed resources for redevelopment activities.

V.B.2. Project Description and Feasibility of Success

a.i. Project Description: The ultimate goal of brownfield redevelopment in East Austin is to ensure sustained livability of this community into the future. This project will fund 12 Phase I Environmental Site Assessments (ESAs), 8 Phase II ESAs, 4 cleanup plans, and community outreach for 4 priority types of equitable redevelopments including (1) truly affordable housing for current residents of East Austin to ensure availability of housing options near transit stations, and where people work; (2) community gardens to provide healthy food options in a food desert; (3) parks to create opportunities for recreation and relaxation in nature and greenspace and to ensure neighborhood sustainability and livability in increased density; and (4) commercial business to provide jobs and paths to prosperity for all. Community members and stakeholders indicated that increased job opportunities, additional parks, gardens and affordable housing near transit were some of the greatest needs in creating great neighborhoods and a livable city during extensive public input in the City's Comprehensive plan, *Imagine Austin*, the 2012 Community Health Assessment Report and 2013 Community Health Improvement Plan¹⁵.

Notification regarding the availability of EPA funding for this project will be widely announced through City Council, the City's government access channel, through city affiliated websites and partner websites, including 130 organizations on East Austin Environmental Initiative (EAEI) mailing list, as well as in the popular 26,000 EAEI newsletters published in English and Spanish, which is distributed throughout East Austin bi-annually. The City will hold community meetings to engage stakeholders regarding the brownfields assessment, cleanup and redevelopment process as outlined in the Community Engagement Plan, described in V.B.3.

For identified redevelopment projects, the process will include:

- (1) Eligibility for prioritized site projects will be confirmed by the City, EPA and TCEQ.
- (2) An "all appropriate inquiry" screening, Phase I ESA per ASTM 1527-13;
- (3) A Phase II ESA, including sampling activities after EPA approval of the QAPP to identify contamination extent, if any, and types of contaminants to be remediated;
- (4) Meetings and Workshops as outlined in the community engagement section V.B.3
- (5) Analysis of Brownfields Cleanup Alternatives (effectiveness, implementability and costs)
- (6) Assistance with enrollment in the TCEQ Voluntary Cleanup Program, as needed;
- (7) Tracking of all Outputs and Outcomes and reporting in EPA's online database, the "Assessment, Cleanup and Redevelopment Exchange System" (ACRES) and
- (8) Adhering to all Terms and Conditions of the Cooperative Agreement, Grant and Workplan.

¹³ Data collected by City of Austin Demographer <http://assets.austintexas.gov/webiacpfullreduced.pdf>

¹⁴ Ibid.

¹⁵ http://austintexas.gov/sites/default/files/files/Health/CHA-CHIP/CHA-CHIP_Report10-24-13.pdf

ii. Project Management Approach: Austin Brownfields Redevelopment Office (ABRO) will deploy traditional project management techniques to initiate, plan, execute, and deliver projects to technical scope, schedule, quality and budget requirements. Multiple projects will run in parallel over the course of three years. To manage the complexities of the Brownfields program, ABRO's qualified team of experts will use a combination of management tools including MS Project for schedule, resource and benefits tracking, lifecycle phase reviews and a regular progress reporting system to ensure the portfolio of projects and related field activities will be completed according to plan. ABRO's Program and Project Manager have extensive brownfields experience, and have determined three years is sufficient time to complete 12 Phase I ESAs, 8 Phase II ESAs and 4 Cleanup Plans, submit all required documentation to EPA, engage the community and stakeholders and update the ACRES database. The City forms cross-departmental technical advisory groups (TAGs) to ensure project success, and project TAGs will include applicable staff from Austin Resource Recovery, Office of Sustainability, Austin Energy Green Building Program, Watershed Protection, Parks Department, Planning and Review, Community Development, Neighborhood Housing and Economic Development. The Brownfields Program Manager and Project Manager will collaborate at all stages with local, state and federal agencies, EPA Project Officer, and other stakeholders, residents and partners.

Contractor Procurement: A request for qualifications will be posted after the award announcement to ensure a contractor is in place once the project is funded. The contractor will be selected for the project based on their demonstrated qualifications, education, expertise and experience in a competitive process and in accordance with 40 CFR 31.36. The contractor procurement process will comply with Chapter 2-9A of the City Code and 40 CFR Part 34, to ensure disadvantaged Business Enterprise (DBE) are given the opportunity to participate in contract requirements. **Site Access:** Entry into the program is voluntary and all applicants are required to sign an access agreement before being accepted. Forming partnerships with property owners for projects will ensure the success of community revitalization.

iii. Site Selection: The City continually adds new sites to the brownfields inventory that are identified by residents and community partners. The Parks Foundation, Ecology Action and Urban Patchwork have identified over 80 properties that would benefit from assessment work in order to be developed as parks or gardens. Ecology Action and AmeriCorps are assisting in additional brownfields identification in February 2014. The City will work with community-based organizations, neighborhood associations and community members this spring/ summer to prioritize sites on the inventory for the project. It is estimated that ABRO will have a complete eligible site list for Phase I and II ESAs by Fall 2014. City staff will use numeric ranking criteria for objective analysis and selection of sites using the following criteria: Benefit to the Community; Benefit to the Environment; Development Feasibility (commitment from funding sources to complete redevelopment once EPA grant funded phase is complete); Sustainable Development Plans; Proximity to Public Transportation; and Degree of Health Effect.

b. Task Description and Budget Table

Table 3 provides the City of Austin's proposed Hazardous Assessment grant budget totaling \$200,000 and **Table 4** provides the Petroleum Assessment budget totaling \$200,000. Below these tables you will find the budget task descriptions, which explains each of the proposed tasks. Included with each budget task description is a description of supplemental services, work and leveraged staff salaries funded by the City to ensure that each grant funded task is adequately supported and the project will be implemented successfully. **The majority of grant funding will be used to complete Phase II ESAs.**

Table 3 – Proposed Hazardous Assessment Grant Budget

Budget Categories	Project Tasks			Total
	Task 1 Site Activities: Assessments and Cleanup Plans	Task 2 Community Outreach	Task 3 Eligible Program Activity Costs	
Travel	\$0	\$0	\$3,500	\$3,500
Supplies	\$0	\$6,500	\$0	\$6,500
Contractual	\$190,000	\$0	\$0	\$190,000
Total	\$190,000	\$6,500	\$3,500	\$200,000

Table 4 – Proposed Petroleum Assessment Grant Budget

Budget Categories	Project Tasks			Total
	Task 1 Site Activities: Assessments and Cleanup Plans	Task 2 Community Outreach	Task 3 Program Management	
Travel	\$0	\$0	\$3,500	\$3,500
Supplies	\$0	\$6,500	\$0	\$6,500
Contractual	\$190,000	\$0	\$0	\$190,000
Total	\$190,000	\$6,500	\$3,500	\$200,000

Task 1 – Site Activities: Assessments and Cleanup Plans:

12 Phase I Environmental Site Assessments (ESAs) will be conducted in accordance with ASTM standard E1527-13 for Phase I ESAs. The Reporting Requirements Checklist will be submitted to the EPA for all Phase I ESAs. The average cost for a Phase I ESA in Austin is \$5,000. (6 Hazardous ESAs for \$30,000; and 6 Petroleum for \$30,000)

8 Phase II ESAs will be conducted in accordance with ASTM standard E1903-11. Activities will include preparation of scopes of work, Quality Assurance Project Plans (QAPPs), Sampling and Analysis Plans, Health and Safety Plans, site investigations, and reporting on the environmental condition of soil, surface water, groundwater, or other affected media in accordance with EPA and TCEQ approved standards, regulations and guidance. When combined assessment for sites with both Hazardous Substances and Petroleum occur, individual efforts will be tracked and allocated against respective task budgets. The average cost for a Phase II is \$40,000. (4 Hazardous ESAs for \$160,000 and 4 Petroleum for \$160,000)

4 Analysis of Cleanup Alternatives/ Remediation and Reuse Plans will be conducted. The plans will describe the nature and extent of the environmental contamination and provide options for the remediation, engineering and/or institutional controls at the site. The plans will include the consideration of reuse options consistent with public health and environmental objectives at the site and in accordance with applicable cleanup regulations. The average costs for cleanup plans range from \$3,000-\$4,000. (2 Hazardous Cleanup Plans for \$7,500 and 2 Petroleum for \$7,500)

Supplemental Services provided by City (leveraged salaries): Staff time is provided for reviewing applications; working with stakeholders in prioritizing sites; working with contractors; reviewing reports; adhering to local, state, and federal requirements for project notifications and site activities; inputting data into ACRES; and undertaking necessary documentation required for No Further Action Letters and Certificates of Completion through the TCEQ (hazardous and

petroleum) and the Texas Department of Health and Human Services (lead-based paint and asbestos containing materials).

Task 2 – Community Outreach:

Activities funded include postcard mailing to invite stakeholders to meetings regarding proposed assessments, cleanup and redevelopment planning and provide project updates to ensure fair treatment of community members and meaningful involvement.

Postcard Mailings- postcards will be mailed to neighborhood associations and community based organizations across Austin, as well as businesses and residents in the vicinity of the site to notify of meetings. The cost is 35 cents per postcard, for total of 37,142 postcards (18,571 Hazardous Mailings for \$6,500 and 18,571 Petroleum Mailings for \$6,500)

Supplemental Services provided by City (leveraged salaries and funds): Staff time is provided for the Brownfields Program Manager, Public Information Officer, translator and marketing staff to implement the community engagement plan, provide additional mailings and meeting notifications, write articles, create additional outreach materials and translate all marketing materials and newsletters into Spanish. The East Austin Environmental Initiative (EAEI) consisting of six City staff, meets quarterly, attends 10-15 East Austin community events annually, and hosts educational events to inform residents in East Austin of relevant environmental issues. 26,000 newsletters are published twice yearly at a cost of \$12,000 annually.

Task 3 – Program Management:

Travel will be undertaken for brownfields education and partnering activities. It is expected that expenses will include attendance at two Brownfields National Conventions and three Region 6 Brownfields Partners Forums for a total of \$7,000. (\$3,500 Hazardous; and \$3,500 Petroleum)

Supplemental Services provided by City (leveraged salaries): Staff time is provided for all program-related costs (such as overhead, staff time, supplies, training and computer equipment) necessary for managing the brownfields program; preparation of presentations and attendance at events; completing necessary reporting; and grant maintenance. Austin continues to build the brownfields inventory and will fund staff time for research, site reconnaissance, working with community members on site identification and prioritization, GIS and database work.

Table 5: Project Outputs and Outcomes

Outputs	Outcomes
12 Phase I ESAs, 8 Phase II ESAs, 4 Cleanup Plans	# of prioritized sites ready for reuse, # of acres ready for reuse, amount of other funds leveraged; # of assessment, cleanup and redevelopment jobs leveraged, amount of contaminants removed
Outreach & # of community meetings	Commitment from # of stakeholders involved, participation from # responses/ feedback received from outreach events, # of new partnerships formed with community-based organizations, agencies and stakeholders
# of sites redeveloped	Pounds of materials diverted from landfills; # of greener, healthier homes/ units created; # jobs leveraged; energy savings; reduction in carbon footprint; # of acres of parks or gardens created; # of residents within 10 minutes walking distance to transit, jobs, parks and gardens; amount of funds leveraged; amount of reduced transportation costs; improvements in health outcomes as tracked by the Health Department (long term)

c. Ability to Leverage

City of Austin: Brownfields Program - Since 1998, the City has provided \$3,180,452 for staff salaries and program support. ABRO's proposed 2015 budget includes \$100,000 for cleanups.

Environmental Remediation Fund – The City has established a \$1 million fund for cleanups. An

interdepartmental committee meets to determine which cleanups will be funded. Affordable Housing Bond - The City passed a \$65 million dollar bond in November 2013, which will be leveraged on redevelopments. U.S. Department of Housing & Urban Development Section 108 Loan Program for \$8,000,000 will be leveraged to create new business opportunities.

EPA: provided \$246,985 of assessment services on 34.18 acres of land from 2000-2011¹⁶ and staff time for programmatic and revitalization assistance. An additional \$171,000 in assessment was provided in 2012-2013 for Plaza Saltillo TOD. Additional Targeted Brownfields Assessments (TBA) will be leveraged from EPA and TCEQ as needed to ensure project success.

TCEQ: The TCEQ has provided \$320,786 of assessment services on 73.74 acres of land¹⁷ from 2009-2013 and staff time for revitalization, technical and regulatory assistance at no cost. TCEQ offered \$15,000 in staff time to review Phase I and II ESAs and provide technical advice. Last year alone, the TCEQ provided \$20,932 in staff time for City of Austin brownfields projects.

Capital Area Council of Governments HUD-DOT-EPA PSC Grant of \$3.7 million created a Sustainable Analytics Tool. The tool was used in three East Austin areas including the Plaza Saltillo TOD zone. The tool offers a powerful method to compare reuse scenarios and financial, environmental, and social impacts of redevelopments. This tool can be used to assess the impacts of project plans on transportation, energy use, green infrastructure, green remediation and carbon emissions. The tool produces renderings of the proposed project, which will provide stakeholders with information and visualizations of project impacts for community empowerment.

History of Success at Leveraging: The Anderson Village affordable housing project in East Austin, leveraged \$46,088 from TCEQ for assessments and \$2.9 million in HUD HOME funds. For a Guadalupe Neighborhood Development Corporation net-zero energy affordable housing project, ABRO spent \$45,097.49 in cleanup funding and leveraged \$36,333 on EPA assessments, \$1,657,354 in Bond Funding, and \$18,199,759 of additional funds to build 90 housing units.

V.B.3. Community Engagement, Community Empowerment and Partnerships

a. Plan to Involve Targeted Community & Stakeholders and Communicate Project Progress:

Meaningful community participation and partnerships are the keys to revitalize blighted properties and spark beneficial redevelopments in this depressed area. Our current community engagement plan is based on **five levels of community engagement:** Inform, Consult, Involve, Collaborate, and Empower. Public meetings will increase awareness of brownfields issues and environmental and health risks that may exist. Community involvement in the process will ensure that residents have a voice in decisions affecting them and that residents will benefit from the redevelopment. To remove language barriers, multilingual communications will be used and translators will be available at all meetings. The inclusion of all stakeholders will ensure that minority and economically disadvantaged populations will benefit from participation with the brownfields process. **Goals of the public engagement process:** Maintain open and ongoing dialogue between the City, area residents and other stakeholders; provide stakeholders with site activity information, project status and project results through fact sheets, newsletters, press releases, and community meetings; and provide opportunities for public participation and community pride through a positive process. **Participants engaged throughout the process include:** the public, residents, businesses, civic groups, developers, neighborhood associations and nonprofit organizations. **Key roles in implementation:** Brownfields Program Manager, Public Information Officer, Project Manager, consultant, representatives from key partner organizations related to project type, translator, marketing representative. **Engagement**

¹⁶ Assessment, Cleanup and Redevelopment Exchange System (ACRES) <http://www.epa.gov/acres/>

¹⁷ Ibid and City of Austin Databases

methods: public notices, flyers, educational materials, community meetings, social media, web-based engagement through City and partner websites, news releases, postings and site information at the local libraries, church groups and neighborhood association meetings.

Postcard Mailings: Postcards will be sent out to notify stakeholders of meetings regarding each Phase II ESA or Cleanup Plan and additional mailings will take place as needed for reuse planning. The mailing list will include residents with mobility issues that require special services, residents and business owners within the immediate vicinity of the brownfields site, community-based organizations and neighborhood associations. Online forums, websites and social media will also be used to ensure the community at large is included in the process.

Brownfields project progress and meeting notices will be included in all East Austin

Environmental Newsletters. **Framework for public participation:** Close communication with empowered stakeholders; education and discussion about key community issues related to the identification, assessment, cleanup and equitable redevelopment of brownfields; receiving input on community goals and concerns; and sharing updates regarding project status and sampling results. **Early public empowerment:** In June 2013, the City sent out a survey to 20,000 East Austin residents in Spanish and English, and asked them to identify the types of pollution they see in their neighborhoods and the locations of potentially polluted or blighted properties of concern. The City received 1,642 responses by October, which ABRO will review for sites with the potential to include in the brownfields inventory. This process will begin a dialogue this spring and summer between ABRO and the affected communities regarding prioritization of sites for redevelopment potential as parks, gardens, businesses, and affordable housing.

b. Partnerships with Government Agencies

- i. Local and State Environmental and Health Agencies:** The Texas Department of State Health Services (DSHS) regulates asbestos containing materials (ACM) and lead-based paint (LBP). All notifications regarding removal and disposal of ACM and LBP are submitted to DSHS per regulations. DSHS provides useful technical and administrative assistance free of charge for any activities related to ACM and LBP. The Austin/Travis County Health and Human Services Department (HHSD) is managed through the City of Austin. HHSD works with the Brownfields Program to identify community health problems and safety hazards. HHSD monitors health conditions; diagnoses and investigates health hazards in the community; informs and educates the public about health and safety issues; and mobilizes the community to solve health problems.
- ii. Federal, State, and Local governmental agencies:** For 15 years, the Texas Commission on Environmental Quality (TCEQ) and the City have partnered on environmental projects. For the assessment and cleanup of sites, the city works closely with TCEQ's Leaking Petroleum Storage Tank Program (LPST), and Voluntary Cleanup Program (VCP) to ensure that applicable rules and regulations are followed, and the activities conducted at sites will be sufficient for regulatory closure of the site. The LPST and VCP programs both use risk-based rules (30 TAC Chapter 334 and 335 respectively) to address exposure pathways and ensure health and safety. The TCEQ provides technical advice and assistance, and waives program oversight fees for the City to ensure project success. The TCEQ provides site assessment and limited cleanup assistance on City projects and waives fees for VCP sites through their 128(a) Funding. **The EPA** and the City have worked together on brownfields projects since 1998. The EPA works closely with ABRO for successful maintenance of grants awarded. EPA provides TBAs, advice and assistance to ensure the successful completion of projects. The EPA reviews workplans, documents for site eligibility, reports and close-out documents and provides meaningful feedback. **Capital Metropolitan Transportation Authority** provided Austin with the first modern passenger rail

service. They continue to expand services, with a focus on mixed-use transit oriented developments (TOD). The redevelopments at Plaza Saltillo and along the line will create many major revitalization projects. The Plaza Saltillo TOD required coordination between HUD, DOT, EPA, TCEQ and the City. As the need arises to leverage additional knowledge, skills or funding assistance and ensure adequate stakeholder involvement, new partnerships with organizations and individuals will be continually sought out to ensure ongoing program and project success.

c. Partnerships with Community Organizations

The City has strong records of partnerships with community-based organizations and will continue to develop additional partnerships throughout the course of the project. Community based organizations were provided the opportunity to review drafts of this proposal and make comments. Comments were incorporated in the final version.

Organization and Description	Roles for the Project
HousingWorks, a nonprofit providing affordable housing	Outreach to nonprofit housing developers, education, will assist with leveraging the \$65 Housing Bond
GNDC, a nonprofit providing affordable housing	Consultation on projects, identification, stakeholder involvement, and incorporation of green building design
Ecology Action, a nonprofit that works in waste diversion and sustainability	Contribution of volunteer hours valued at \$54,382 per year for inventory, translation and other services
Austin Parks Foundation, a nonprofit that creates and improves parks and trails	Outreach, resources, expertise, training, tools, volunteer recruitment, fiscal sponsorship and park grants
PODER, a nonprofit for East Austin minorities seeking Environmental Justice	Outreach assistance, focus groups, workshops, trainings and links on their website for grant events and information
Southwest Key Programs, a nonprofit providing youth justice programs and workforce development	Inventory brownfields, host public meetings, outreach via website, and support green building techniques
Urban Patchwork, a nonprofit dedicated to Urban Gardening and farms	Contribution of volunteer hours, outreach assistance and test pilot for phytoremediation
Center for Maximum Potential Building Systems, nonprofit providing assistance in creating healthy, sustainable communities	Support, professional consultation on projects, resources, meeting space, outreach, marketing assistance (\$150 per hour)
Central Texas Chapter of US Green Building Council, nonprofit promoting sustainable building and development	Expertise, assistance with outreach, advertisement of ABRO's assessment services on website, valued at \$1,000 annually
Homewood Heights Neighborhood Association, advocacy for residents	Identification of sites, advertisement through mailing list, and assisting with outreach for projects
Goodwill Industries, supports healthy families and creates strong communities	Job training and placement for brownfields projects, currently collaboration for additional training

- 4. Project Benefits:** The ability to properly characterize sites is essential for protection of public health. Once contaminants are known, the process of addressing the health risks can take place through necessary site assessments, cleanups and reuse of properties. The redevelopments will reduce public exposure to contaminants (especially for sensitive populations) and improve the health and welfare of residents by identification and remediation of contaminated media. Increasing the number of parks and community gardens available for those who live and work in particularly low-income, minority communities improves the quality of life by providing access to recreation, nature and affordable food. Mixed-use and affordable housing developments near transit stops will increase walkability, decrease vehicle usage and improve air quality. The environmental benefits from lower carbon emissions and the public benefits from more exercise will alleviate diabetes, heart disease, obesity and asthma rates in the community. The removal of

harmful building materials will reduce lead and asbestos exposure potential. Community engagement through outreach will create a greater sense of community investment in redevelopment. Surrounding property owners will be more interested in maintaining their properties, and there will be a reduction in crime rates. East Austin has been disproportionately impacted by industrial uses in the past. EPA funding would allow the removal of brownfields and revitalization. The City is completing a comprehensive update of zoning regulations and land use codes with extensive community input, which will prevent future brownfields from being located adjacent to residences and schools. Redevelopment of these brownfields properties will reuse the existing infrastructure and reduce the costly expansion of utilities into low-density suburbs. Sustainable reuse of brownfields reduces runoff 43-60% more than greenfield alternatives¹⁸. ABRO's brownfields projects will ensure storm water is managed correctly with rainwater collection systems and limit the amount of impervious cover. Parks, gardens, and additional vegetation at sites will decrease risks of flash flooding and help reduce soil erosion.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

b.i. Tools to Foster Sustainable Redevelopment: Austin created the *Imagine Austin comprehensive plan*, which incorporates livability and sustainability principles into all City planned activities. The City is working with regional and local transportation groups, and has created Master Plans to align transportation goals and create multimodal forms of transportation throughout central Texas. City Council passed a resolution on Climate Vulnerability and Resiliency in November in response to the negative effects of **climate change**, which Austin is experiencing such as increased extreme heat, drought, flash floods, and wildfires. The resolution calls for climate vulnerability and resiliency to be incorporated into all major City planning efforts. The City passed a Universal Recycling Ordinance to assist with goals to reach Zero Waste by 2040. Austin is currently committed to 50% waste diversion by 2014. Austin Resource Recovery's new (re)manufacturing hub will create new businesses to divert deconstructed building materials and equipment from landfills to reuse, upcycle and refabricate into new useful materials and will decrease the amount of waste sent to landfills by up to 17% as part of our **green remediation plans**¹⁹. Ecology Action will assist with surface litter abatement, which will be sorted for recycling onsite. The City leads by example in requiring all new City buildings to be LEED certified. Austin Energy provides rebates for sustainable and energy saving products for redevelopments and provides advice and assistance through the Austin Green Building Program (AEGB), the nation's first green building program. AEGB encourages Central Texans to design and construct sustainable buildings to carry out Austin's aggressive climate protection goal of carbon neutrality by 2020. The Center for Maximum Building Potential will provide innovative ideas and plans for incorporation of recycled building materials and sustainable management of resources. ABRO's partners will help create parks, gardens and compact, connected developments that provide and preserve much needed greenspace and farmland to assist with carbon reduction and air quality improvements.

b.ii. Example of Livability or Sustainability Incorporation: The City is committed to sustainable and equitable development that supports and values existing communities. ABRO will employ a benefits and burdens matrix to ensure equitable developments are achieved. ABRO seeks to recover abandoned and idle land, remove contaminants and reuse building materials to improve air, soil and water quality, reduce toxicity and revitalize blighted property. Redevelopment of brownfields ensures the reuse of infrastructure. Communities will be healthier with less

¹⁸ http://www.epa.gov/brownfields/sustain_plts/factsheets/air-water-fs-032811-508.pdf

¹⁹ TCEQ Annual Report on Municipal Solid Waste, http://www.tceq.texas.gov/assets/public/comm_exec/pubs/as/187_13.pdf

contamination and more energy efficient and equitably affordable homes. Current residents will be able to remain and thrive in communities where they have lived historically, maintaining the diverse culture and unique community that draw people to Austin. More compact and affordable housing and commercial development near current transit stops will provide more transportation choices and reduced carbon emissions. Urban parks and gardens will complement the development, while improving access to recreation and healthy affordable food. New businesses will provide access to jobs within the community. In January, the City is hosting a series of “Understanding Community Character” workshops to discover what residents think makes their community unique. ABRO will ensure the community shapes the redevelopment decisions through our community engagement plan and utilization of our partner’s resources. Our partners, the US Green Building Council Balcones Chapter and the Center for Maximum Potential Building Systems, will assist us by consulting on projects to ensure greener and healthier homes.

- c. **Economic Benefits:** Reducing the negative impact of brownfields will attract new businesses, increase property values, increase property investments and the tax base. The removal of environmental liability risks allows for project financing and opportunities for additional grant funding. The provision of more compact affordable housing and businesses near transit will ensure that all members of the population are able to benefit from redevelopment and reduce transportation costs by 32-57%²⁰. The HUD-DOT-EPA **PSC Grant funded Sustainable Places Analytic Tool** demonstrated that for each car a household eliminates, it could translate into \$650 in additional monthly rent, or \$34,000 in mortgage eligibility. For building on a 43,000 sq. ft. lot, if you reduce parking by 10%, and increase density by 103% by changing a four story building into a six story building, the average unit cost decreases by 29%. The improved housing, parks and gardens will translate into reduced medical costs for treating chronic illness. The average annual cost per person for treating hypertension is \$8,132 or diabetes is \$9,163²¹. A report on results from the 2008 Affordable Housing Bond documents the average economic impact of 90 affordable housing units is as follows²²: In East Austin, construction provided 76 jobs, \$3,849,742 in wages, and \$10,214,324 in sales; the average resident sees an increase in annual income of \$1,714. Operating and maintaining housing units produces 6 jobs, \$262,193 in wages, and total impacts are \$648,117 (this includes businesses providing services to the project and resulting effects from increased household spending). Supportive services to residents of the units provide 5 jobs per year, with an economic impact of \$294,599 per year. These activities produce an identifiable, quantifiable economic impact on the Austin economy of \$1 million each year. The continued improvements in East Austin will provide the opportunities for tourism to stretch across I-35, which will bring more jobs and increased commercial activity without the new infrastructure for greenfield developments from urban sprawl. **Infrastructure Savings:** The average new greenfield residential construction costs the City \$26,523 for infrastructure for school facilities, road system, water, wastewater, storm drainage and park facilities, which does not take into account the additional necessary and substantial costs for fire stations, emergency medical services, police, libraries, government facilities, solid waste or power generation²³. With 70 people moving to Austin daily seeking housing, these savings would be considerable.
- ii. **Local Hiring Effort:** Austin Public Library (APL), Goodwill Industries of Central Texas, and Austin Community College (ACC) currently provide job training and workforce placement in

²⁰ http://www.epa.gov/brownfields/sustain_plts/factsheets/air-water-fs-032811-508.pdf

²¹ <http://www.cdc.gov/chronicdisease/resources/calculator/download.html>

²² http://www.housingworksaustin.org/docs/HousingWorks_Economic_Impact_Study_2012.pdf

²³ http://www.fodorandassociates.com/Reports/Cost_of_Res_Infrastructure_in_Austin_Exec_Sum.pdf

Austin and have the organizational capability to assist with local hiring for brownfields projects. Goodwill and ACC have job training centers in East Austin, provide extensive job training opportunities and numerous certifications, and offer courses related to brownfields work. Additionally, Goodwill and APL are open to adding new brownfields related courses as needed. ABRO is actively pursuing Goodwill and APL's partnership for an EPA application for a Brownfields Job Training Grant for assessment and green remediation training, which has been met with mutual interest and enthusiasm. There is not currently a Brownfields Job Training Grantee in the vicinity.

5. a. Programmatic Capability: The Austin Brownfields Redevelopment Office (ABRO) is part of Austin Resource Recovery (ARR) at the City. The City retains highly qualified staff able to manage all technical, financial and programmatic aspects of the grant. Staff: **Christine Whitney, Brownfields Program Manager**, worked in the TCEQ Remediation Division for 11 years, and managed sites in the Leaking Petroleum Storage Tank, Voluntary Cleanup and Industrial Hazardous Waste programs, and managed the TCEQ Brownfields Program for 5 years. Ms. Whitney is the full-time head of program and project management including project scope definition and overall program development, brownfields technical assistance, reporting, grant administration, maintenance and grant closeout. **Steve Nelson, Project Manager**, has worked in environmental remediation for 25 years. He is a licensed Professional Geoscientist, holds credentials in Project Management Professional (PMP), and is licensed by the Department of State Health Services as an Individual Asbestos Consultant, Mold Assessment Consultant, and Lead Paint Project Designer. Staff have the necessary expertise to review and oversee QAPPs, health and safety plans, and remediation plans and are able to make site inspections during field sampling and remediation activities to assure compliance with sampling and remediation plans. **Nancy Chan, Quality Assurance Division Senior Business Process Consultant**, as the Brownfields Program Quality Assurance Specialist (QAS), will assure program and project compliance with the Quality Management Plan and contractor compliance with QAPPs and remediation plans during fieldwork. Ms. Chan will undertake metrics alignment for additional performance tracking, verification and validation. Ms. Chan has over 13 years of experience as a quality assurance and risk professional on transportation, construction and engineering projects. **Kristen Lee, Program Specialist**, works on environmental policy related to City goals such as Zero Waste and carbon footprint reduction. She is certified as a LEED Green Associate and will work as the sustainability officer on projects. **Emlea Chanslor, Public Information Officer and Marketing Manager**, and her staff will assist with brownfields outreach, marketing, and community engagement. The ARR's **Finance Division** will undertake all financial reporting, accounting, drawdowns, documentation, cash management and use internal budget controls to ensure financial integrity of the grant. Key personnel are in place to address vital components of the Brownfields Program. If additional expertise or staff is necessary, Human Resources will ensure that knowledgeable, experienced, qualified staff are hired. **Tracking:** The City will use the ACRES system to track the number of assessments completed (outputs) and will also include success stories of redevelopment (outcomes). The City will maintain a spreadsheet to track all outputs and outcomes identified in the workplan not tracked in ACRES.

5.b. Audit Findings: Since the award of the Pilot Assessment Grant in 1998, the City has had no adverse audits. U.S. EPA selected ABRO to be audited in 1999 and 2007 and found all systems to be adequate for managing the awarded grants.

5.c. Past Performance and Accomplishments

i. Has Ever Received an EPA Brownfields Assessment or Revolving Loan Fund Grant

ABRO has successfully managed three grants and one supplemental award:

Award Year	Award Type	Award Amount	Assigned Number	Remaining Funds at Time of Grant Closure
1998	Hazardous Assessment	\$200,000	BP 98609301	\$0
1999	RLF Hazardous	\$500,000	BL 98632801	\$70,619.84 ¹
2001	Assessment Supplemental	\$150,000		\$5,144.40 ²
2005	Petroleum Assessment	\$200,000	BF 96600601	\$3,308.65 ²

1. \$499,999.72 expended. This accrued program income was returned to EPA at closeout.
 2. Residual funds remained at closeout. Salaries were not charged to these grants, so a contracted project would have been needed. There was insufficient time or funding for additional projects.

1. Compliance with grant requirements: ABRO successfully complied with grant requirements.

ABRO negotiated the terms and submitted each cooperative agreement package in a timely manner. All reports and documents were submitted to the EPA per the terms and conditions of the Brownfields Cooperative Agreements regarding program progress on an ongoing, quarterly, semiannual and annual basis as required. Progress towards goals, milestones, workplans, expenditures, successes, and challenges were submitted as required. ABRO met programmatic goals as stated in the work plans. If additional time was needed to provide programmatic reports or information, the EPA granted an extension. Final close-out reports and required forms were submitted at the end of each grant. Site information was entered in ACRES. ABRO works with our Quality Assurance Specialist to immediately identify any corrective measures needed to ensure our program is operating in compliance with workplans, schedule, terms and conditions. ABRO is able to make sufficient progress to ensure full utilization and drawdown of funds.

2. Accomplishments: All outcomes and outputs were in ACRES for the 2005 grant, but were not in ACRES for the two pilot grants from 1998 and 1999. These pre-brownfields law grant packages are not available for updating. Several projects were delayed by the recession, but, upon redevelopment completion, ACRES will be updated to reflect any additional accomplishments.

The City's fifteen year history of promoting economic revitalization and implementing public-private partnerships has resulted in very successful redevelopment projects. From three grants, ABRO has provided assistance with assessments, cleanup planning, and cleanups on 43 properties, representing 102 acres. The other funds leveraged for these projects combined totals \$64.3 million and these properties have created over 134 local full time jobs.

Several redevelopments in East Austin stand proudly as community-serving assets. The African American Cultural and Heritage Facility, located in Austin's African American Cultural Heritage District, stimulates business and economic development and adds to the area's cultural significance with programming for arts, culture and entertainment. Future programming capacity will include community resources for employment, education, health, neighborhood safety and neighborhood sustainability. Mabel Davis Park, Ecology Action's Circle Acres Park, the Sustainable Food Center and Garden and Homewood Heights Community Garden provide much needed access to urban greenspace and healthy local food. The Anderson Village and Guadalupe Neighborhood Development Corporation (GNDC) net-zero energy projects provided 114 affordable housing units. The East Village mixed-use development provided 20 affordable residential units. 80% of the commercial space is owned by minorities or women and provides 27 jobs and gallery space to showcase and sell art from 40 community artists.

ABRO has a history of success with redevelopments for parks, gardens, affordable housing, and commercial businesses and is an excellent candidate for successfully implementing and leveraging this EPA Community-Wide Assessment Grant project.

Attachment A: Letter from State Authority

Texas Commission on Environmental Quality

Bryan W. Shaw, Ph.D., *Chairman*
Carlos Rubinstein, *Commissioner*
Toby Baker, *Commissioner*
Zak Covar, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

October 17, 2013

Environmental Management Support, Inc.
Attn: Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

Re: City of Austin Application for a U.S. Environmental Protection Agency
Brownfield Community-wide Combined Petroleum and Hazardous Materials
Assessment Grant

Dear Mr. West:

The Texas Commission on Environmental Quality (TCEQ) is pleased to offer this letter of support for the City of Austin's application to the U.S. Environmental Protection Agency for a Brownfields Community-Wide Combined Petroleum and Hazardous Materials Assessment Grant. The TCEQ believes that the grant will significantly benefit the City of Austin by enhancing the local economy, increasing the tax base and improving the environment.

The TCEQ looks forward to working with the City of Austin on its Brownfields initiative and supports the grant application. You may contact me at 512-239-2204 or andre.price@tceq.texas.gov if you have any questions or if you would like additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "AP", is written over a horizontal line.

André V. Price, Brownfields Program Manager
VCP-CA Section
Remediation Division

AP/jdm

cc: Ms. Karen Peycke, EPA Region 6, peycke.karen@epa.gov
Ms. Christine Whitney, City of Austin, christine.whitney@austintexas.gov

Attachment B: Documentation of Firm Leveraging

1. Capital Area Council of Governments, 2010 HUD Sustainable Communities Planning Grant; \$3,700,000
2. City of Austin, Affordable Housing Bond; \$65,000,000
3. City of Austin, 2012 HUD Section 108 Housing and Community Development Act; \$8,000,000
4. Texas Commission on Environmental Quality, documenting last year's leveraging of \$57,792 and future leveraging for technical assistance; \$15,000
5. Eastside Environmental Newsletter, representing leveraging for 26,000 copies published twice annually; \$12,000
6. EPA Region 6 email documenting previous leveraging of \$184,140 as an example of value provided on projects



Capital Area Council of Governments

6800 Burleson Road, Building 310, Suite 165 Austin, Texas 78744-2306
(p) 512.916.6000 (f) 512.916.6001
www.capcog.org

BASTROP BLANCO BURNET CALDWELL FAYETTE HAYS LEE LLANO TRAVIS WILLIAMSON

December 17, 2013

Environmental Management Support, Inc.
Attn: Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

Dear Mr. West,

The City of Austin has identified brownfields in East Austin for grants and redevelopment projects. I support the City's efforts. Our FY 2010 HUD Sustainable Communities Regional Planning Grant funded the development of a suite of planning analytics tools and applied them to East Austin. We studied potential social, environmental, and economic impacts of the proposed Urban Rail system on the area and determined sites likely to be redeveloped. Our tools are being integrated into the City's departments and should prove to be valuable assets for brownfield planning. Please contact me if you'd like to hear more about our grant.

Sincerely,

A handwritten signature in black ink, appearing to read "Chad Coburn", is positioned above the printed name.

Chad Coburn
Director of the Sustainable Places Project

cc: Ms. Christine Whitney, City of Austin Brownfields Redevelopment Office,
christine.whitney@austintexas.gov
Ms. Karen Peycke, EPA Region 6 Brownfields Program, peycke.karen@epa.gov

Enclosures: Copy of FY 2010 HUD Sustainable Communities Regional Planning Grant award



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Office of Sustainable Housing and Communities
WASHINGTON, DC 20410-0050

March 18, 2011

RECEIVED

MAR 25 2011

CAPCOG

Ms. Sheila Jennings
Capital Area Council of Governments
6800 Burleson Road, Bldg., 310 Suite 165
Austin, TX 78744-2325

Dear Ms. Jennings:

The U.S. Department of Housing and Urban Development's (HUD) Office of Sustainable Housing and Communities (OSHC) is pleased to provide you with your ratified cooperative agreement. The final cooperative agreement package includes:

- HUD Form- 1044
- Cooperative Agreement Terms and Conditions
- Final Approved Budget
- National Environmental Policy Act – Categorical Exclusion Document
- Resource Page

We would like to alert you to a favorable adjustment to the terms and conditions. The document sent to you previously included reporting requirements for grantees under the American Recovery and Reinvestment Act of 2009, which are more stringent reporting requirements and are not applicable to you. Consequently, we made the appropriate corrections to the document enclosed. Specifically, the reporting requirements will be in compliance with 24 CFR Part 84 and/or 85, which states that semi-annual reports are due 30 days after the end of the reporting period and the final report will be due 90 days after the end of the period of performance.

The cooperative agreement requires you to submit a Workplan and Logic Model Form within 60 days of the effective date of your grant and a final Consortium Agreement within 120 days of the effective date of the grant. To assist you developing your Work Plan and Consortium Agreement we have enclosed guidance for both elements. Unfortunately, the final Sustainable Initiatives Logic Model has not been released therefore we determined that a change of the submission date is appropriate. Per this letter, the completed Logic Model Form is due 60 days after the release date of the final form. We will notify you via email once the form is posted on our website.

Assistance Award/
Amendment

U.S. Department of Housing
and Urban Development

Office of Administration

1. Assistance Instrument <input checked="" type="checkbox"/> Cooperative Agreement <input type="checkbox"/> Grant		2. Type of Action <input checked="" type="checkbox"/> Award <input type="checkbox"/> Amendment	
3. Instrument Number TXRIP0034-10	4. Amendment Number	5. Effective Date of this Action February 15, 2011	6. Control Number TXRIP0034-10
7. Name and Address of Recipient Capital Area Council of Governments 6800 Burleson Road, Bldg. 310 Suite 185 Austin, TX: Texas 78744-2325 Phone: 512-916-8000 Fax: 512-916-8001		8. HUD Administering Office HUD, Office of Sustainable Housing and Communities 451 Seventh Street, SW Room 10180 Washington, DC 20410	
10. Recipient Project Manager Betty Voights, Executive Director		8a. Name of Administrator James C. Norsworthy	8b. Telephone Number 202-402-6827
11. Assistance Arrangement <input checked="" type="checkbox"/> Cost Reimbursement <input type="checkbox"/> Cost Sharing <input type="checkbox"/> Fixed Price		12. Payment Method <input type="checkbox"/> Treasury Check Reimbursement <input type="checkbox"/> Advance Check <input checked="" type="checkbox"/> Automated Clearing House	
14. Assistance Amount Previous HUD Amount \$ 0.00 HUD Amount this action \$ 3700000 Total HUD Amount \$ 3700000 Recipient Amount \$ 1578894 Total Instrument Amount \$ 5278894		13. HUD Payment Office CFO Accounting Center Administrative Accounting Division, 8AFF P.O. Box 901013 Fort Worth, TX 76101	
		15. HUD Accounting and Appropriation Data 15a. Appropriation Number 860/20182 15b. Reservation Number TXRIP0034-10 Amount Previously Obligated \$ 0.00 Obligated by this action \$ 3700000 Total Obligated \$ 3700000	

16. Description

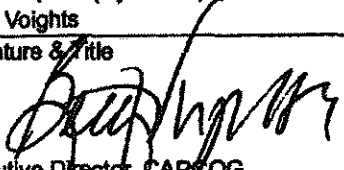
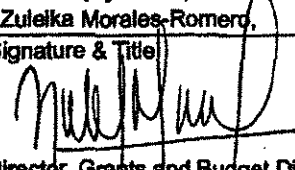
Employer Identification Number: 74-1689381

Program: SCRPG

This instrument sets for the agreement between the parties as to all terms and conditions, amounts, tasks, and period of performance. By signing this award document, the Grantee certifies that it is in compliance with all administrative and financial provisions of this award. This grant instrument consists of the following, some of which are incorporated by reference:

1. HUD-1044 and HUD-1044 Continuation Sheet
2. Grant Agreement Terms and Conditions
3. HUD 424-CBW, Total Budget Summary
4. Grant Deliverables (See HUD 1044 Continuation Sheet)
5. Work Plan/Logic Model (Tasks within work plan are considered deliverables)
6. OMB Circular A-87, A-133 and A-102, which is incorporated at 24 CFR Part 85
7. Notice of Funding Availability (75 FR 37458, Doc No. FR-5396-N-03, Doc No. 2010-15717)

Period of Performance is from February 15, 2011 to February 15, 2014 (36 months)

17. Recipient is required to sign and return three (3) copies of this document to the HUD Administering Office. <input checked="" type="checkbox"/>		18. Recipient is not required to sign this document. <input type="checkbox"/>	
19. Recipient (By Name): Betty Voights Signature & Title 		20. HUD (By Name): Zuleika Morales-Romero Signature & Title 	
Date:		Date: 2/14/11	

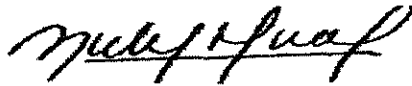
Executive Director, CAPCOG
Previous editions are obsolete

Director, Grants and Budget Division

form HUD 1044 (8/90)
ref. Handbook 2210.17

If you have any questions regarding this letter, please call your Government Technical Representative, Salin Geevarghese, at 202-402-6412 or by email Salin.G.Geevarghese@hud.gov. We look forward working with you in implementing your Sustainable Communities Regional Plan grant program.

Sincerely,



Zuleika K. Morales-Romero, Director
Grants and Budget Division

Encl:

- Cooperative Agreement Terms and Conditions
- Final Approved Budget
- National Environmental Policy Act – Categorical Exclusion Document
- Resource Page
- Work Plan Guidance
- Consortium Agreement Checklist

cc:

Sheila Jennings
Salin Geevarghese

ORDINANCE NO. 20130808-007A

AN ORDINANCE ESTABLISHING BOND PROPOSITION LANGUAGE FOR THE NOVEMBER 5, 2013, SPECIAL BOND ELECTION; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Council establishes that the following bond proposition language be presented to the voters at a special bond election on November 5, 2013:

PROPOSITION

Shall the City Council of the City of Austin, Texas be authorized to issue general obligation bonds and notes of the City for the public purposes of constructing, renovating, improving, and equipping affordable housing facilities and related infrastructure for low income persons and families; acquiring land and interests in land and property necessary to do so; funding affordable housing programs as may be permitted by law to provide for those purposes; and all matters necessary or incidental thereto; with the bonds and notes to be issued in one or more series or issues, in the aggregate principal amount of \$65,000,000, to mature serially or otherwise and bear interest at a rate or rates not to exceed the respective limits prescribed by law at the time of issuance, and to be sold at the price or prices as the City Council determines and shall there be levied and pledged, assessed, and collected annually ad valorem taxes on all taxable property in the City in an amount sufficient to pay the annual interest on the bonds and notes and to provide a sinking fund to pay the bonds and notes at maturity?

PART 2. The Proposition will appear on the official ballot in substantially the following form:

PROPOSITION

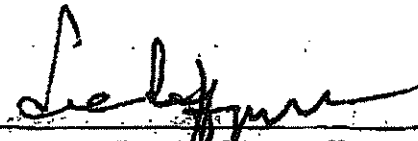
The issuance of \$65,000,000 affordable housing bonds and notes for constructing, renovating, improving, and equipping affordable housing for low income persons and families; acquiring land and interests in land and property necessary to do so; and funding affordable housing programs as may be permitted by law; and the levy of a tax sufficient to pay for the bonds and notes.

PART 3. The Council finds that the need to immediately begin required preparations for this election constitutes an emergency. Because of this emergency, this ordinance takes effect immediately on its passage for the immediate preservation of the public peace, health, and safety.

PASSED AND APPROVED

August 8, 2013

§
§
§



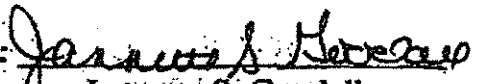
Lee Jeffingwell
Mayor

APPROVED:



Karen M. Kennard
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

RESOLUTION NO. 20131118-001

WHEREAS, on November 5, 2013, a municipal special election was held to present to the voters one proposed bond proposition for which voters were given the option of voting "for" or "against," and

WHEREAS, the returns of the special election have been made to the Council and show that the votes for and against the proposition were cast as follows:

Proposition No. 1

For 39,932

Against 26,192

WHEREAS, a majority of all votes cast in the special election were cast for Proposition No. 1; **NOW, THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The Council finds that the recitals contained in this resolution are true and adopts them as findings of fact;

The Council finds that the results of the special election as tabulated and canvassed reflect the votes cast at the election; and

The Council accepts and approves the returns for the special election, as tabulated and canvassed, and declares that Proposition No. 1 is adopted.

With this canvass, Council is only making official the precinct returns received from the counties and taking no other action.

ADOPTED: November 18, 2013 ATTEST: Jannette S. Goodall
Jannette S. Goodall
City Clerk



City of Austin

To: Jannette Goodall, City Clerk
From: Mayor Lee Leffingwell *LL*
Date: October 25, 2013
Subject: Special Called Meeting

Per Article II, Section 12 of the City Charter, this will serve as my written request for a Special Called Meeting of the Austin City Council to be held on Monday, November 18, 2013, at 2:00 PM, at Austin City Hall, Council Chambers, to discuss the following items:

City Clerk

1. Approve a resolution canvassing the results of the November 5, 2013 Special Municipal Election.

Official Results
 City of Austin Cumulative Report

Total Registered Voters	467,879	
Total Precincts Completed	227 of 227	100.00%

	Early Voting	Election Day	Total Vote
Total Ballots Cast	27,863	39,276	67,139
% of Total Registered Voters	5.96%	8.39%	14.35%

PROPOSITION, CITY OF AUSTIN	Early Voting	Election Day	Total Vote
212 of 227 Precincts Reporting			
For	18,239 59.14%	23,693 61.27%	39,932 60.39%
Against	11,219 40.86%	14,974 38.73%	26,192 39.61%
Total Votes Counted in this Race:	27,457	38,667	66,124



OFFICE OF COMMUNITY PLANNING
AND DEVELOPMENT

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-7000

JAN 23 2012

The Honorable Lee Leffingwell
City of Austin
301 W. 2nd Street
Austin, Texas 78701

REC'D MAR 08 2012

Dear Mayor Leffingwell:

Please be informed that the City of Austin's (hereafter, the "City") request for loan guarantee assistance under Section 108 of the Housing and Community Development Act of 1974, as amended, has been approved. Such assistance is to consist of the guarantee of notes or other obligations in the principal amount of \$8,000,000, plus interest thereon, which shall be issued to finance activities, described in application B-10-MC-48-0500 for The Family Business Loan Program/Salttillo Neighborhood.

This offer of commitment ("Commitment") is subject, however, to the conditions specified in Item 8 of the Funding Approval (Form HUD-7082).

The first condition provides that in the event the City fails to submit notes or other obligations for inspection and guarantee by the Secretary of Housing and Urban Development (HUD) before March 31, 2013 the Commitment will expire as of such date.

The second condition provides that the repayment schedule for the indebtedness evidenced by the notes or other obligations (the "Guaranteed Loan") must be acceptable to HUD.

The third condition provides that the City shall provide additional security for the Guaranteed Loan and such additional security must be acceptable to HUD. The additional security shall be identified in the Contract for Loan Guarantee Assistance ("Contract"), specified at 24 CFR 570.705(b)(1), which will be executed at the time the guaranteed obligations are issued. The City's application and other supporting material identify the following additional security for the Guaranteed Loan: the assignment of interests in third party loans secured by real property, personal guarantees, equipment, accounts receivable, or inventory. Note that any property and/or assets offered as security shall be subject to loan to value ratios to be identified in the Contract and its value shall be supported by an appraisal acceptable to HUD.

In addition, the Contract shall provide that HUD may use existing pledged grants to prepay (or defease) the Loan Guarantee if HUD determines that the standard pledge of future Community Development Block Grant funds is insufficient to assure payment of amounts due thereunder. HUD reserves the right to require further security upon evaluation of the foregoing security arrangements and the City may substitute other collateral security for such arrangements, subject to HUD's approval of such substitution.

The fourth condition provides that prior to submitting notes or other obligations for inspection and guarantee by HUD, the City shall submit information required under Section 102(b) of the Department of Housing and Urban Development Reform Act of 1989 (42 U.S.C. 3531). This information shall be submitted on form HUD-2880 to HUD's San Antonio Field Office. A copy of Form HUD-2880 is enclosed for this purpose.

The fifth condition provides that the City shall not incur any obligations to be paid with guaranteed loan funds prior to the receipt of a written determination from the HUD San Antonio Field Office that each individual activity to be undertaken or supported with loan guarantee funds meets the eligibility requirements of 24 CFR 570.703, the national objective requirements of §570.208 and, if applicable, the public benefit standards of §570.209(b) and the Uniform Relocation Act. In addition, the Borrower is required to follow its citizen notification process for each activity being assisted. Lastly, the Borrower is required to comply with HUD's Environmental Review Procedures for each activity being assisted.

Please be aware that any amount of this commitment that is not received by the City as an Advance under the Guaranteed Loan by **September 30, 2017**, will be canceled in compliance with 31 U.S.C. 1552(a).

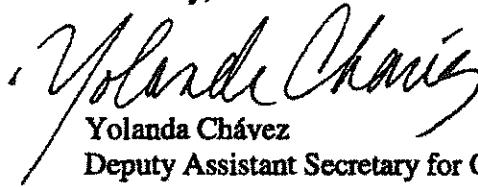
Please furnish us, at the address specified below, your timetable for execution of the activities described in your application. These activities will be financed through a public offering of Section 108 obligations. If you need funds prior to the next public offering, please notify HUD at the address below and instructions for obtaining interim financing will be provided.

In addition to the special conditions cited above, the release of funds for the project to be carried out with loan guarantee assistance is conditioned upon compliance by the City with all applicable provisions of the HUD Environmental Review Procedures (24 CFR Part 58). The City is reminded that these Procedures include limitations on the commitment of HUD and non-HUD funds on an activity or project prior to HUD's approval of the request for release of funds and related certification of compliance with environmental requirements. Please refer to 24 CFR 58.22 for a description of the limitations and the entities to whom they apply.

Please execute the three enclosed copies of the Funding Approval (Form HUD-7082) and return two copies to the Department of Housing and Urban Development, Financial Management Division, Room 7180, 451 Seventh Street, S.W., Washington, D.C. 20410. One copy should be retained for your files. The Funding Approval amends the Grant Agreement authorized by HUD on October 1, 2010, under the Funding Approval for grant number B-10-MC-48-0500 to include loan guarantee assistance. The Grant Agreement thereby incorporates this Funding Approval, the loan guarantee application, and Subpart M of the Community Development Block grant regulations governing loan guarantees, as well as such agreements, schedules, and other documentation required for submission or execution in connection therewith.

If you have any questions with respect to this letter, please contact Paul D. Webster, Director, Financial Management Division at (202) 708-1871.

Sincerely,

A handwritten signature in black ink, reading "Yolanda Chávez". The signature is fluid and cursive, with the first name "Yolanda" and last name "Chávez" clearly distinguishable.

Yolanda Chávez
Deputy Assistant Secretary for Grant Programs

Enclosures

Bryan W. Shaw, Ph.D., *Chairman*
Carlos Rubinstein, *Commissioner*
Toby Baker, *Commissioner*
Zak Covar, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

November 25, 2013

Ms. Christine Whitney, Brownfields Program Manager
Christine.whitney@austintexas.gov
Austin Resource Recovery
City of Austin
P.O. Box 1088
Austin, Texas 78767

Re: Leveraged Resources for the City of Austin in the 2013 Fiscal Year

Dear Ms. Whitney:

The Texas Commission on Environmental Quality (TCEQ) has enjoyed working with the City of Austin (COA) and we are excited to work with COA on the growth of your program. Last year we provided services estimated at approximately \$20,932 for staff time in meeting with applicants, technical assistance, document reviews and program advice.

The TCEQ performed a Limited Site Investigation for the Plaza Saltillo Rail yard, on behalf of your organization. The historic property in the Plaza Saltillo District will be redeveloped to include a mixed use corridor between 4th and 5th Streets on the east side of Interstate Highway 35. The TCEQ Brownfields Program utilized \$36,860 in contractual funds for the assessment of this property.

The TCEQ's Voluntary Cleanup Program is a fee driven program; however, for eligible entities we may choose to waive fees for our services. For each Phase I Environmental Site Assessment submitted, TCEQ estimates we could provide \$300 worth of services, with an estimated value of approximately \$7,000 over the grant period. For each Phase II ESA submitted, the TCEQ estimates we could provide \$800 in services, for the review and technical support for a total of \$8,000 over the grant period.

Ms. Christine Whitney

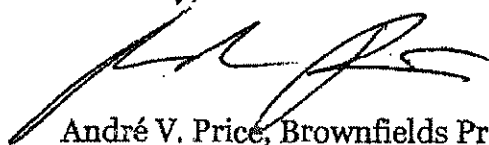
Page 2

November 25, 2013

City of Austin

We look forward to working with COA in our continued partnership. The TCEQ may provide additional services to assist with meetings, trainings, technical and programmatic assistance. You may contact me at 512-239-2204 or andre.price@tceq.texas.gov if you have any questions or if you would like additional information.

Sincerely,



André V. Price, Brownfields Program Manager
VCP-CA Section
Remediation Division
Texas Commission on Environmental Quality

AP/jdm

cc: Ms. Karen Peycke, EPA Region 6, peycke.karen@epa.gov

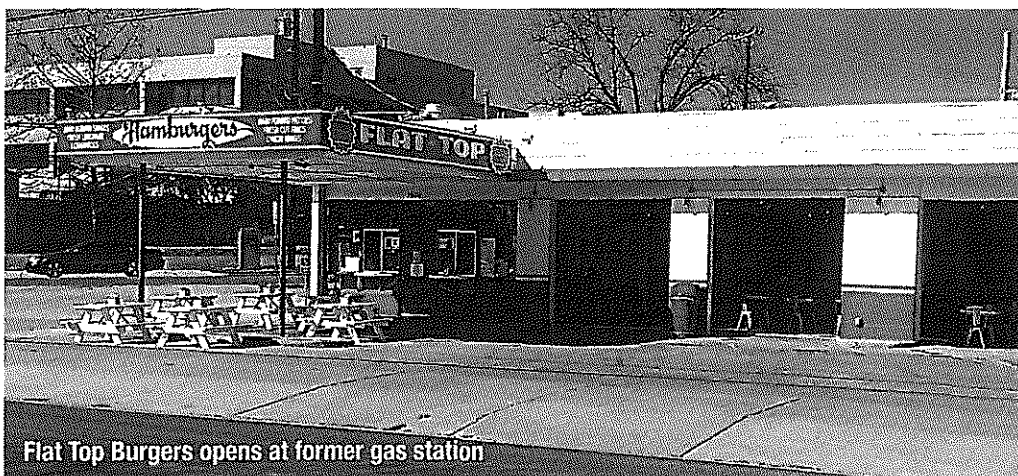


Eastside Environmental News

20th ANNIVERSARY

A City of Austin Newsletter from the East Austin Environmental Initiative

Spring/Summer 2013



Flat Top Burgers opens at former gas station

From Old School Gas Station to Old School Burgers

The City of Austin's Brownfields Program helped turn an old gas station into a new and popular eatery in East Austin. At the intersection of Manor Road and Dean Keeton Street stands Flat Top Burger Shop. This small slice of hamburger heaven is a welcome addition to other fine eateries in this area.

The previous owner was having a difficult time marketing this property because of its past environmental history. Former gas stations - with side bays where mechanics changed oil and performed general auto repairs - are often perceived as undesirable, due to potential contamination. Old gas stations can have leaking underground fuel storage tanks that are expensive to fix or clean up. Some former gas stations harbor residual pollutants, such as antifreeze, solvents, petroleum hydrocarbons and heavy metals. Not knowing if a property has contamination issues makes properties of this type challenging to market or sell.

The owner of this property voluntarily enrolled in the City's Brownfields Program. With help from the program, the owner received a grant-funded environmental site assessment and technical assistance to remediate the site. Participation in the Brownfields program helped the owner obtain a clean bill of health for the property from the Texas Commission on Environmental Quality (TCEQ), which led to better marketing for a quick sale of the property. The program benefited both the former property owner and the neighborhood by helping return a once-idle, urban property to productive use.

The Brownfields Program brings together stakeholders and resources to assess properties with potential environmental contamination and to help clean the land for reuse, when needed. For more information, visit:

<http://austintexas.gov/department/brownfields>



Oscar Garza

Field Notes... 20 Years of Environmental Service

The East Austin Environmental Initiative, EAEI, is thrilled to celebrate our 20th Anniversary of service to the community!

The Initiative started in 1993 at the request of East Austin residents who wanted to become involved in serious environmental issues that affected their neighborhoods. Over the past two decades, the community has accumulated a long list of impressive achievements, including the closure and remediation of the "Tank Farms," the closure of the Holly Power Plant, and the relocation of the recycling center at Airport and Bolm Road. The partnerships formed between the City of Austin and groups such as People Organized in Defense of Earth and her Resources, Rhizome Collective, Austin Youth Riverwatch, University of Texas, Austin Independent School District schools, and many others has been a rewarding experience.

The bottom line is that the success of the EAEI is due to the dedication of community members to their neighborhoods and the City's commitment to the citizens of East Austin.

As part of our commemoration, we've also updated our look! We are very pleased to unveil our new logo (see the newsletter banner) and to launch this new and improved, full-color layout for the newsletter to make our report more visually-appealing and enjoyable to read.

I look forward to our continued service and partnership. As always, please feel free to contact me:

Oscar Garza
512-974-1893
Oscar.Garza@austintexas.gov

24 Hour Pollution Hotline 512-974-2550
Línea de la contaminación, atiende 24 horas al día

EASTSIDE ENVIRONMENTAL NEWS

City Establishes "Grow Zones"

Last year, the City's Watershed Protection and Parks and Recreation Departments joined forces to improve the health of creeks in several City parks. Water quality in creeks is vastly improved by restoring riparian zones (the land adjacent to the creeks) to a more natural state. New and improved management practices include not mowing the plants and grasses next to creeks, so the City has named these areas Grow Zones.

The establishment of Grow Zones will provide many benefits, such as reducing risks of flooding and stream bank erosion, improving the area's soil and water quality, and increasing wildlife habitat. The vegetated Grow Zones protect the creek from pollution by filtering the water that flows to creeks during a rainstorm. A mature riparian zone can reduce the intensity and spread of wildfires by increasing local shade, soil moisture and humidity. Healthy creekside vegetation also provides a more authentic Texas landscape for the enjoyment of park users and nature lovers.

How do we create Grow Zones? We stop the regular mowing along the creek, which allows a more biologically-diverse plant community to grow in place of the existing, degraded turf. At first, these zones might look a bit unsightly, but please be patient! Over time, native grasses and, eventually, trees will become established and transform the area into a more natural and beautiful landscape.

City staff will actively monitor each site to document the transition and ensure that the restoration goals are being reached. They will meet with neighborhood associations, conduct educational creek walks for citizens, and post signs to explain the process.

The Grow Zone initiative is an important step in the management of healthy creeks and parks. The community can support Grow Zone projects by adopting a creek, participating in restoration activities, and educating others about the benefits of these areas. For more information, contact the Watershed Protection Department at 512-974-2550, or visit www.austintexas.gov/watershed/creekside.



East Austin Creeks Get Makeover

Two East Austin creeks are getting much-needed attention from the City's Watershed Protection Department. Boggy Creek and Fort Branch Creek are having some work done to address incidents of severe erosion and to improve water quality.

In the past, creek flow was controlled by directing water through concrete channels; however, City projects now use more natural channel designs, including local, limestone boulders and native plants, to help maintain the creeks' beneficial functions.

In the Boggy Creek project, staff will stabilize the creek banks in Rosewood Park, 1114 Nile Street, and remove exposed wastewater lines, while preserving the natural volcanic rock in the creek. To protect and improve the natural creek habitat, work crews will retain as many native trees as possible, introduce more native plants into the area, and construct two "swales" (channels or other low-lying landscape features) to capture and treat the surge of water flowing after storms before it runs into the creek. An additional benefit for park users will be improvements made to the pedestrian bridge.

The Fort Branch project covers one mile of the creek, from Fort Branch Boulevard to the Eleanor Street cul-de-sac. This project will stabilize the natural stream bank, using limestone boulders and native plants. The project also includes the construction of a new bridge at Fort Branch Boulevard, storm drain improvements, and the City's acquisition of some flood-prone properties next to the creek.

These projects will make a welcome difference in terms of flooding, erosion and water quality in East Austin! For more information visit: <http://austintexas.gov/fortbranchrehab> or <http://austintexas.gov/boggycreekrestoration>.

Thank You, East Austin!

The East Austin Environmental Initiative recently mailed a survey to residents, property owners, and businesses to determine what environmental concerns exist in the East Austin community. We greatly appreciate the wonderful response!

We are compiling the information, which will help us investigate immediate environmental threats and focus our community outreach efforts.

You can ALWAYS (24 hours per day, 7 days per week) let us know about pollution problems or environmental concerns through our Environmental Hotline at 512-974-2550.



Cost = FREE
after \$40
reimbursable deposit

Parents, join your 9-13 year olds for a week of fun exploring Austin's creeks and aquifer.

Groups with adult leaders are also invited.

9AM to Noon
all sessions

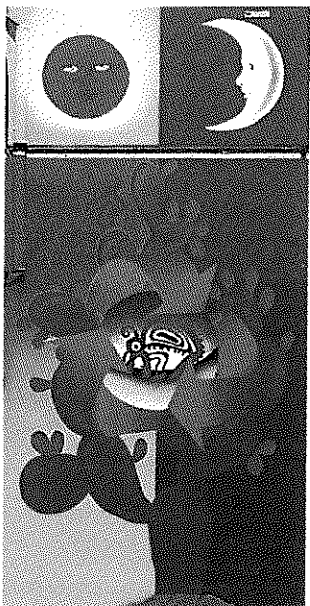
June 10-13 (4 day) Watershed Camp

July 8-11 (4 day) Watershed & Aquifer Camp

July 16-18 (3 day) Watershed & Aquifer Camp

www.austintexas.gov/departments/clean-creek-camp
or call 512-974-6571

Austin Energy's Refrigerator/Freezer Recycling Program



Your old, inefficient refrigerator or freezer is costing you extra money and should be put permanently in the deep freeze!

Older refrigerators and freezers use two to three times more energy than a newer, Energy Star® model. An older unit in the garage during the summer has a significant impact on your electric bill! By recycling your old refrigerator/freezer, you can receive \$50 per appliance (for up to two appliances) from Austin Energy, plus save \$100 - \$200 a year on your electric bill!

The Austin Energy Refrigerator/Freezer Recycling Program provides FREE pick-up of older, working refrigerators and freezers for Austin Energy customers. Austin Energy's contractor recycles 98% of the materials in the appliances and safely disposes the ozone-depleting refrigerants.

To participate:

- You must be an Austin Energy electric utility customer.
- Your refrigerator or freezer must be an older unit, in working condition (cooling), and between 14-27 cubic feet in size.

Austin Energy residential customers will receive \$50 per appliance (paid by check), for up to two refrigerators, freezers, or a combination of the two appliances, within four to six weeks. To schedule the pick-up of your refrigerator or freezer, call (toll-free) 1-800-452-8685, or visit www.austinenergy.com.

When you buy a new refrigerator or freezer, look for the ENERGY STAR® label for the greatest energy savings.

24 Hour Pollution Hotline 512-974-2550

Línea de la contaminación, atiende 24 horas al día

EASTSIDE ENVIRONMENTAL NEWS



Where to Call for Pollution Information & Assistance

CITY OF AUSTIN NUMBERS

General non-emergency
311

Health & Human Services Department
512-972-5600

Austin Clean Water Partners Program
512-974-2550

East Austin Environmental Initiative
512-974-1893

Pollution Hotline (24 Hr.)
512-974-2550

Household Hazardous Waste program
512-974-4343

Public Information Office
512-974-2220

Solid Waste Services Customer Service
512-494-9400

Stormwater Drainage/Erosion Complaints
512-974-3355

Austin Water Utility
(Sewage complaints 24 Hr.)
512-972-1000

Zoning and Building Use Complaints
512-974-2875

Austin Brownfield Revitalization Office
512-974-1954

OTHER NUMBERS

Texas Commission on Environmental Quality
512-339-2929

Lower Colorado River Authority
512-473-3307

CITY OF AUSTIN ELECTED OFFICIALS

Mayor Lee Leffingwell 512-974-2250

Mayor Pro Tem Sheryl Cole 512-974-2266

COUNCIL MEMBERS

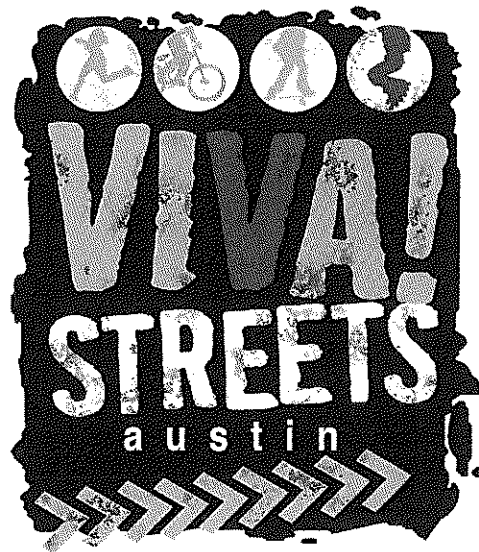
Chris Riley 512-974-2260

Laura Morrison 512-974-2258

Kathie Tovo 512-974-2255

Bill Spellman 512-974-2256

Mike Martinez 512-974-2264



Viva Streets — May 19 Run, Play, Walk & Roll

Two miles of Sixth Street will be closed to cars and open to fun! Ride, walk, dance, hula hoop, or pogo stick jump your way down the street with breaks to try a free yoga class, healthy snacks and more!

Where:

Sixth Street between Brazos St. & Robert Martinez Jr. St.

When:

Sunday, May 19, from Noon-5pm
www.VivaStreetsAustin.org

Care For Our Creeks! Volunteer to Mark Storm Drains. 512-974-2550



Community Corner

The Watershed Protection Department's Pollution Prevention staff asked East Austin residents to identify their top environmental concerns. Here are a few:



- trash and debris dumped on the City's rights of way
- more encouragement needed from the City for sustainable business practices

Justin Dilbert- Austin Fuel Injection & Performance, GM



- grocery carts dumped near the metal recycling facility along 5th Street

Chip McElroy- Live Oak Brewing Company- Owner



- Trash is being dumped all around empty lots in the Chicon and 7th Street area.

Cole Wilson- Resident Musician

Based on citizens' reported concerns, the Pollution Prevention team targets areas for increased educational outreach; investigates individual properties to determine if enforcement actions are needed; and coordinates, as needed, with other City departments and programs. At any time (24 hours/7 days), citizens can report suspected environmental contamination by calling 512-974-2550 or report illegal dump sites by calling 3-1-1. For more information on the Pollution Prevention program, visit www.austintexas.gov/pollutionprevention.



facebook.com/austinwatershed



twitter.com/austinwatershed



printed on recycled paper

24 Hour Pollution Hotline 512-974-2550
Línea de la contaminación, atiende 24 horas al día

www.austintexas.gov/watershed

Whitney, Christine

From: Peycke, Karen <Peycke.Karen@epa.gov>
Sent: Thursday, December 19, 2013 10:45 AM
To: Whitney, Christine
Cc: Welch, Roxanne; Kemp, Mary; Johnson, Paul; andre.price@tceq.texas.gov; Richard Scharlach
Subject: Leveraged Resources - Contributed towards Plaza Saltillo Transit-Oriented Development Austin, TX

Christy,

Hi! In response to your request to quantify leveraged resources EPA's TBA Program provided to CapMetro and City of Austin regarding the Plaza Saltillo brownfields property and proposed redevelopment – double railroad tracks for commuters in east Austin, here are the estimated costs of leveraged resources:

- Two supplemental Phase II environmental site assessments (ESAs) estimated costs are \$171,000
- Corps of Engineers staff time to manage ESAs - \$8,760 (120 hours @ \$73.00 per hour = \$8,760)
- EPA TBA staff time to manage ESAs - \$4,380 (60 hours @ \$73.00 per hour = \$4,380)

The total leveraged resources provided on Plaza Saltillo brownfields project are \$184,140.00.

If you have any additional questions, please feel free to contact me.

Thank you.

Karen Peycke
Targeted Brownfields Coordinator
US EPA Region 6
1445 Ross Avenue
Dallas, TX 75202
214-665-7273

Attachment C: Community Support and Leveraging

1. HousingWorks
2. Guadalupe Neighborhood Development Corporation (GNDC)
3. Ecology Action
4. Austin Parks Foundation
5. People Organized in Defense of the Earth and her Resources (PODER)
6. Southwest Key Programs
7. Urban Patchwork
8. Center for Maximum Potential Building Systems
9. Central Texas Chapter of US Green Building Council
10. Homewood Heights Neighborhood Association
11. Goodwill Industries of Central Texas



HousingWorks

AUSTIN

Board of Directors

Andrew Childers

ARA Austin

Ashton Cumberbatch

Seton Family of Hospitals &

Austin Bridge Builders Alliance

Catharine Echols

Liveable City

Frances Ferguson

NeighborWorks America

Frank Fernandez

Green Doors

Capital Metro Board of Directors

John Limon

Plaza Saltillo Redevelopment

Veronica Macon

*Housing Authority of the City of
Austin*

Terry Mitchell

MOMARK Homes

*Austin Chamber of Commerce Board
of Directors*

Cile Montgomery

lookthinkmake

Karen Paup

Texas Low Income

Housing Information Service

Wes Peoples

Wes Peoples Homes

*Homebuilders Association of Greater
Austin*

Cookie G. Ruiz, C.F.R.E.

Ballet Austin

Dave Sullivan

UT Center for Energy and

Environmental Resources &

*City of Austin Bond Oversight
Committee*

Kathy Tyler

*Motivation Education and
Training, Inc*

December 24, 2013

Environmental Management Support, Inc.

Attn: Mr. Don West

8601 Georgia Avenue, Suite 500

Silver Spring, MD 20910

*Subject: Letter of Support / Partnership for the City of Austin's Application for an EPA
Community-Wide Assessment Grant*

Dear Mr. West:

HousingWorks is a local nonprofit organization that advocates a wide range of housing options so that all Austinites can afford a home that is close to jobs, family, schools, recreation, and places of worship. Through research, advocacy, and education, HousingWorks helps to build the public's knowledge and experience around community needs, best practices, neighborhood planning strategies, real estate options, and housing finance.

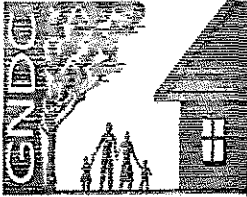
We support the City of Austin's Brownfields Redevelopment Office (ABRO) application for an EPA Community Wide Assessment Grant. HousingWorks collaborates with local nonprofit affordable housing providers to increase affordable housing options in the City of Austin. ABRO's free environmental assessments are an incredible resource to help to increase affordable housing and will be invaluable asset to nonprofit housing developers as they struggle to leverage multiple sources of funding to create affordable housing. HousingWorks will collaborate with ABRO on community outreach in order to ensure that affordable housing developers are connected with this valuable resource.

Through coordinated advocacy efforts, HousingWorks helped to secure the recent \$65 million affordable housing bond for local housing development. These funds will be used to create more than 3,400 units of affordable housing for low-wage working families, seniors, people with disabilities, and the chronically homeless. Resources such as ABRO's free environmental assessment are critical to leveraging multiple sources of funding and producing quality affordable housing.

If you have any questions, or require any addition information, please feel free to contact Mandy De Mayo at (512) 454-1444. Thank you.

Sincerely,

Frances Ferguson
President, Board of Directors



Guadalupe Neighborhood Development Corporation

813 East 8th Street - Austin, Texas 78702

(512) 479-6275 (512) 478-9949 fax

gndc@sbcglobal.net

January 17, 2013

Environmental Management Support, Inc.

Attn: Mr. Don West

8601 Georgia Avenue, Suite 500

Silver Spring, MD 20910

RE: Support & Commitment for the City of Austin Application for an EPA Community-Wide Assessment Grant

Dear Mr. West:

The Guadalupe Neighborhood Development Corporation (GNDC) supports and commits to the City of Austin's application for a Community-wide Assessment Grant. The GNDC is a Texas non-profit, community housing development organization (CHDO) whose board members come from the target neighborhoods where GNDC develops affordable housing. For over 30 years, the GNDC has been dedicated to improve the lives of low to moderate-income residents by collaborating with public and private entities in order to build high quality affordable rental and ownership housing in its service areas.

The Austin Brownfields Redevelopment Office (ABRO) has provided GNDC with invaluable assistance with environmental assessment of a 7-acre brownfield it is currently developing with affordable housing. The ABRO provided GNDC with a Phase I and Phase II ESA and delineation and testing related to the remediation of contaminated soil on a portion of the site. GNDC completed remediation in April 2012 and the first 8 units of housing were completed in September 2013. These homes, constructed with geo-thermal, solar electric and solar thermal systems, are considered the first affordable net-zero energy housing units in Austin.

GNDC's role in the partnership with ABRO is to provide professional consultation on the feasibility of developing specific identified properties into community affordable housing. GNDC will also assist with identifying brownfields sites for inclusion in the inventory and for assessment and remediation funding through ABRO. GNDC plans to solicit stakeholder and neighborhood involvement through leveraging our board members' outreach capabilities. GNDC will also utilize our existing public and private partners to incorporate green building design standards into the future affordable housing redevelopments.

Assistance from ABRO would greatly facilitate the leveraging of funds, particularly the \$65 million affordable housing bonds approved by Austin voters last November. These funds are predicted to create more than 3,000 affordable housing units for disadvantaged and sensitive populations in Austin. GNDC would embrace the opportunity to work with ABRO again.

If you have any questions, please contact me at (512) 479-6275.

Sincerely,

Mark C. Rogers, Executive Director

cc: Ms. Christine Whitney, Austin Brownfields Redevelopment Office, christine.whitney@austintexas.gov
Ms. Karen Peycke, EPA Region 6 Brownfields, peycke.karen@epa.gov



December 31, 2013

Environmental Management Support, Inc.
Attn: Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

Subject: Ecology Action's Leverage Commitment for the City of Austin's Application for an EPA Community-Wide Assessment Grant

Dear Mr. West:

Ecology Action is a 501(c)3 non-profit whose mission is to provide resource recovery operations, brownfield remediation services, and zero waste advocacy. Ecology Action (EA) is also the steward of a former brownfield tract in East Austin, named Circle Acres, which was remediated with EPA Brownfields funding, City of Austin assistance and a Voluntary Cleanup Program Certificate of Completion.

Ecology Action (EA) is developing Circle Acres into a replicable model of sustainable, community-involved brownfield redevelopment to showcase wasted urban land recycled into an educational and recreational park. Ecology Action worked closely with the residents in determining a reuse that would be of benefit to the community. Ongoing dialogue regarding the adjacent property is also taking place. Once funded, EA would like to work with the City of Austin's Brownfields Redevelopment Office (ABRO) to assess the property adjacent to Circle Acres for potential reuse as affordable housing or additional parkspace.

In support of ABRO's application for the assessment grant, Ecology Action is willing to provide:

- Providing 11 AmeriCorps volunteers for one week in January 2014 to further identify brownfields in East Austin to add to the City of Austin's inventory;
- Providing meeting space for educational presentations on Brownfields programs –\$500 event space rental;
- Facilitating meetings with stakeholders and key partners within the community regarding brownfields assistance;
- Advertising or marketing of ABRO's services or events such as workshops in Austin with our organizational monthly newsletter and web site;
- Providing assistance with Spanish translation as needed;

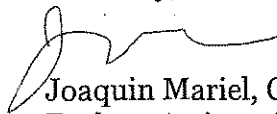
- Coordination of volunteer groups for surface-level litter abatement at brownfields sites to prepare site for reuse (At sites determined through Phase II assessment results not be contaminated to ensure volunteer safety);
- Habitat restoration activities for community parks and greenspace

Ecology Action works with all local court systems, surrounding county's court systems, and area schools to log volunteer hours. EA produces roughly 15,000 hours per year of volunteer work. EA will dedicate 2,472 hours of those 15,000 to brownfields revitalization projects. At a volunteer rate of approximately \$22.00, this correlates to \$54,382 worth of brownfields services which will be provided in one year.

Ecology Action is currently developing an evaluation matrix of brownfields in East Austin to rank importance of remediation, solicit stakeholder involvement, and identify opportunities for economic development. With ABRO's assistance, Ecology Action could identify brownfields that are quality candidates for environmental assistance, environmental assessment, and community-driven economic development and revitalization. Funding of a Phase I and II Environment Site Assessments through ABRO would greatly assist Ecology Action's efforts to identify and categorize environmental risks, identify and implement environmental risk mitigation strategies, and ultimately develop a path forward for redevelopment at selected brownfields. Ecology Action has extensive history of community engagement in East Austin, and will provide support to the City of Austin to ensure the successful completion of brownfields redevelopment projects in the community.

If you have any questions regarding Ecology Action's support of the City of Austin's Brownfields Redevelopment Program application, please do not hesitate to contact me.

Sincerely,



Joaquin Mariel, Co-Director
Ecology Action of Texas
512-322-0000

cc: Ms. Christine Whitney, Austin Brownfields Redevelopment Office,
christine.whitney@austintexas.gov
Ms. Karen Peycke, EPA Region 6 Brownfields, peycke.karen@epa.gov



Printed with soy ink on recycled paper



707 East 9th Street
Austin, Texas 78701
Phone: (512)322-0000
Fax: (512)322-0625
www.ecology-action.org

AUSTIN PARKS FOUNDATION



507 Calles St., Ste. 116
Austin, TX 78702
tel 512.477.1566 fax 512.477.1586

December 13, 2013

Environmental Management Support, Inc.
Attn: Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

Dear Mr. West,

Subject: Letter of Support for the City of Austin's Application for an EPA
Community-Wide Assessment Grant

The Austin Parks Foundation (APF) supports the Austin Resource Recovery EPA
grant application.

The mission of APF, a non-profit organization, is to connect people to resources
and partnerships to develop and improve parks, trails, and open space in Austin
and Travis County.

Through our work in the community, we seek to fill the gap between what
needs to be done and what our parks department can afford to do. Since 1992,
we have initiated, promoted, and facilitated physical improvements, new
programming, and greater community involvement for Austin's 19,000+ acres
of parkland.

APF plans to work collaboratively with Austin Resource Recovery on park
projects throughout East Austin, including important development work being
done at Onion Creek Park and Colony Park. We will provide outreach for any
work being done for these and other park projects, as well as provide resources
to community groups interested in adopting park spaces, including expertise
and training, volunteer recruitment and tracking, tools, supplies, fiscal
sponsorship, and park improvement grants.

Thank you for your consideration,

Colin Wallis
Executive Director

cc: Ms. Karen Peycke, EPA Region 6 Brownfields, peycke.karen@epa.gov

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dwg. landscape architecture

Immediate Past President

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Member of
EarthShare
Texas



People Organized in Defense of Earth and her Resources

January 22, 2014

Environmental Management Support, Inc.
Attn: Mr. Don West
860 Georgia Venue, Suite 500
Silver Spring, MD 20910

Re: Letter of Support for the City of Austin's Application for an EPA Community-Wide Combined Hazardous and Petroleum Assessment Grant

Dear Mr. West:

PODER (People Organized in Defense of Earth and her Resources) is a grassroots environmental justice organization in East Austin, that defines the "environment" as the place we live, work, learn, play and pray; and for that reason we address multiple social and environmental issues affecting our communities. Protection of our neighborhoods and our natural resources from hazardous and petroleum substances is a high priority for PODER.

We are pleased to express PODER's complete support of the City of Austin's application for an EPA Community-Wide Combined Hazardous and Petroleum Assessment Grant. The implementation of this plan will assess environmental contamination and address environmental injustice issues in East Austin. Remediation these sites/areas will make it possible to provide affordable housing, job opportunities and other amenities for impacted communities.

PODER has the ability to serve as outreach coordinators. PODER has the capacity to bring community leaders and residents together; to participate in focus groups, general workshops and/or trainings. PODER will provide links on its website (www.poder-texas.org) regarding the City's Community-Wide Combined Hazardous and Petroleum Assessment Grant.

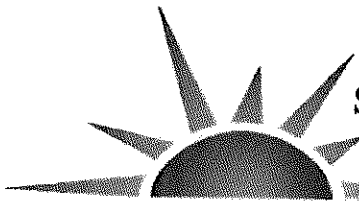
If you have any further questions you can reach the office of PODER at 512/401-3311. Thank you in advance for your consideration of this proposal.

Sincerely,

Susana Almanza

Susana Almanza, Director
PODER

PODER P.O. Box 6237 Austin, TX 78762 512/428-6990 email: poder.austin@gmail.com



southwest key programs

National Headquarters
6002 Jain Lane, Austin 78721

512.462.2181 • fax: 512.462.2028 • www.swkey.org

Juan José Sánchez, Ed.D.
El Presidente/CEO
Austin, Texas

December 17, 2013

our mission *nuestra misión*

Opening doors to
opportunity so
individuals can
achieve their dreams.

*Abriendo puertas de
oportunidad para que
todas las personas
logren sus sueños.*

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Member
Austin, Texas

Environmental Management Support, Inc.
Attn: Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910
301-589-5318

RE: Support & Commitment for the City of Austin Grant Application for a
U.S. EPA Brownfields Community Wide Petroleum and Hazardous
Materials Assessment

Dear Mr. West:

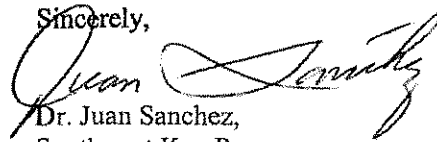
Southwest Key Programs is a national nonprofit operating innovative youth justice programs and schools, safe shelters for immigrant children, and workforce services impacting over 9,000 youth and families each day. Southwest Key Programs is the 4th largest Hispanic-led nonprofit organization in the country operating 68 programs nationwide. Our national headquarters is located in Austin, Texas adjacent to an abandoned petroleum tank farm stretching over 52 acres.

Southwest Key commits to the following: Utilize the Brownfields program for ESAs on future brownfields real-estate, help identify brownfields in the immediate community, similar to the Guadalupe-Saldana Net Zero subdivision - host public meetings to involve community in brownfields reuses; Invest in properties for sustainable reuses; post community outreach on web & link to www.austinbrownfields.org; support development designs that encourage green building techniques for site reuses and provide leadership in promoting brownfield reuses.

Southwest Key Programs participation in these Assessment grants will facilitate returning this historically blighted community into an economic, sustainable community with jobs, and improve the quality of life.

I thank you for your consideration of this application. If you have any questions, please contact me at (512) 462-2181.

Sincerely,


Dr. Juan Sanchez,
Southwest Key Programs



Urban Patchwork Neighborhood Farms

Building Community and Training Neighbors to Grow Food Where We Live

PO Box 300525
Austin, TX 78703
www.urbanpatchwork.org
512-662-1854

12 January 2014

Environmental Management Support, Inc.
Attn: Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

Subject: Support for the City of Austin's Application for an EPA Community-Wide Assessment Grant

Dear Mr. West,

Urban Patchwork Neighborhood Farms (UP) is delighted by and committed to supporting the City of Austin's proposal for the Community-wide Brownfields Assessment Grant. By bringing together a strong coalition of community partners, the City of Austin aims to provide brownfield redevelopment opportunities that replace areas of blight in East Austin with community-serving assets like urban farms and gardens, open green spaces, and much needed affordable housing.

UP looks forward to fulfilling our role in partnering with the City of Austin to provide job training and community education for residents who can work directly both short- and long-term to identify, assess, and remediate key sites in East Austin where change is needed the most.

Some of the brownfield sites in East Austin have had direct and indirect detrimental impact on impoverished neighborhoods for decades.

- Neighborhoods where the sites are located lack safe outdoor open space,
- the region experiences chronic high crime stemming from blighted conditions,
- nearby residents experience high rates of childhood obesity and chronic disease,
- and many of the sites are in major watersheds, floodplains, Critical Water Quality Zones, or are near Critical Environmental Features.

As a community partner, UP is well positioned to assist the City of Austin by connecting City staff with over 80 identified sites to inventory for assessment and remediation. Our training teams have the capacity to provide technical expertise to set up and oversee a phytoremediation pilot program¹ which will broaden the City's ability to address contaminated sites for both short- and long-term impact. UP's strength and key partnership role is in building replicable programs that can be used now and in the future - we are in the planning stages of a job training program for area residents on brownfield identification and effective phytoremediation processes for sites of any size, in any location. Replicable programs have a long term impact and contribution value well beyond the reach of an initial grant partnership and ensure a self-sustaining program once implemented.

¹ on sites with levels of contamination safe for dermal and inhalation exposure

UP is an ongoing partner with the City of Austin as Austin's only community-based educational non-profit focused on how innovative land use and urban food production can strengthen and beautify our communities, expand our food system's reach, and reduce the environmental impact of agriculture - particularly as relates to water quality and conservation. We work with thousands of neighbors throughout Austin to galvanize communities around turning underutilized private and public space into productive urban gardens and farms, educational space, and community gathering centers for neighborhoods. One current collaboration brings together community non-profits, the City of Austin, area universities, and master planners to design and implement an agriculturally focused redevelopment on 80 acres that was once Austin's first suburban shopping mall. The Community-wide Brownfields Assessment Grant is a great opportunity for the EPA to partner with Austin's public institutions and non-profit organizations to similarly transform multiple blighted neighborhoods into revived communities free from crime, chronic disease, and food insecurity.

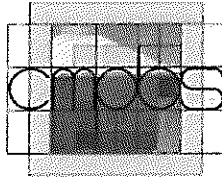
Thank you in advance for considering the City of Austin's request for EPA grant funding. By awarding this grant to the City of Austin, you will have a long-term positive impact on communities and the environment well beyond the initial and direct reach of the grant's three year time-frame.

Sincerely,

A handwritten signature in black ink, appearing to read "Paige Hill Oliverio". The signature is fluid and cursive, with the last name "Oliverio" being more prominent.

Paige Hill Oliverio
Executive Director, Urban Patchwork Neighborhood Farms
paige@urbanpatchwork.org
512-573-7812 (direct)

cc: Ms. Christine Whitney, Austin Brownfields Redevelopment Office,
christine.whitney@austintexas.gov



CENTER FOR MAXIMUM POTENTIAL BUILDING SYSTEMS

10 January 2014

Environmental Management Support, Inc.
Attn: Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

Re: Support for the City of Austin's Application for an EPA Community-Wide Assessment Grant

Dear Mr. West:

We, the Co-Directors at Center for Maximum Potential Building Systems (The Center), are writing in support of the City of Austin's (COA) application for an EPA Community-Wide Assessment Grant and to state our commitment to serve in an informal support and advisory role on the COA's goals of sustainable and equitable redevelopments. The Center, which designs and tests innovative programs that integrate air, water, food, energy, and material systems to build healthy and sustainable communities, believes brownfield assessment work to be vital to ensure the health of Austin's rapidly growing and developing community.

The Center has a history of collaboration with the COA. In 1989, The Center developed the conceptual framework for the Austin Green Building Program and, in 2013, served as sustainability consultant on the City's Seaholm EcoDistrict – a redevelopment of the Seaholm Power Plant property and two immediately adjacent tracts to the east, comprising 70 acres. The collaboration reinforced to us the City of Austin's commitment to forward-thinking, comprehensive remedial and sustainable development. The EPA Community-Wide Assessment Grant will allow the City to conduct much-needed brownfield assessments that allow such work to continue and grow.

The Center intends to support the COA Brownfield Redevelopment Office by potentially advising on goals and strategy, connecting the COA with stakeholders, providing meeting space for educational presentations on Brownfields programs and services at The Center's site in East Austin, marketing on social media, and providing relevant information and resources. The monetary value of in-kind support can be calculated at our consulting rate of \$150/hour.

We remain deeply impressed by the City of Austin's commitment to a sustainable, healthy built and natural environment and strongly recommend it is awarded the EPA Community-Wide Assessment Grant to continue these efforts, for which we offer our ongoing support. Please feel free to contact us with any questions or for additional information. Thank you.

With best regards,

Pliny Fisk III M.Arch, M.L.Arch
Co-Director

Gail Vittori, LEED Fellow
Co-Director

cc: Ms. Christine Whitney, Austin Brownfields Redevelopment Office, christine.whitney@austintexas.gov
Ms. Karen Peycke, EPA Region 6 Brownfields, peycke.karen@epa.gov



Central Texas – Balcones Chapter

P.O. Box 157 | Austin, TX 78767

512-470-9923 | usgbc-centraltexas.org

January 10, 2014

Environmental Management Support, Inc.
Attn: Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

Dear Mr. West:

I am writing on behalf of the U.S. Green Building Council's Central Texas – Balcones Chapter to convey our strong support for the City of Austin's Community-wide Brownfields Assessment Grant. With community partners, the City of Austin aims to create brownfields redevelopment opportunities in East Austin for community-serving assets like urban farms and gardens, open green spaces and affordable housing.

The USGBC Central Texas –Balcones Chapter is a non-profit committed to increasing the adoption of green building and sustainable land use principles across the region. Our organizational capabilities include providing educational opportunities and networking events for our members related to sustainable technologies and applications.

To assist the City of Austin in brownfields revitalization and ensure the sustainability of the projects, USGBC Central Texas intends to provide community outreach to the 4,500 green building and sustainable development professionals within our contact list, as well as to consult on the sustainability aspects of the City of Austin's brownfields redevelopment projects. We also provide advertisement for the Austin Brownfields Redevelopment Office (ABRO) through our Regional Green Building Resources Directory (directory.usgbc-centraltexas.org), an online database of companies with special expertise in various green building strategies, searchable by green building rating system categories. Our members will be better connected to City-based brownfields assessment services via this exposure. We estimate our contributions in the form of these projects will total roughly \$1,000 annually.

This is a great opportunity to partner with the City of Austin to assist the public and non-profit organizations to transform Austin's East Side into a vibrant area with many community-serving assets. Thank you for any assistance you can provide for the City of Austin's grant request.

Sincerely,

A handwritten signature in black ink, appearing to read "Pamela B. Losefsky".

Pam Losefsky
Executive Director
U.S. Green Building Council Central Texas – Balcones Chapter

cc:

Ms. Christine Whitney, Austin Brownfields Redevelopment Office,
christine.whitney@austintexas.gov

Ms. Karen Peycke, EPA Region 6 Brownfields, peycke.karen@epa.gov



January 16, 2014

Environmental Management Support, Inc.

Attn: Mr. Don West

8601 Georgia Avenue, Suite 500

Silver Spring, MD 20910

Subject: Letter of Support for the City of Austin's Application for an EPA Community-Wide Combined Hazardous and Petroleum Assessment Grant

Dear Mr. West:

The Homewood Heights Neighborhood Association (HHNA) is writing this letter in strong support for the City of Austin's application for an assessment grant in East Austin. The City of Austin, Austin Brownfields Revitalization Office, supports the goal of reusing urban brownfield properties as community gardens, green space, affordable housing, or other sustainable reuses. The Homewood Heights Community Garden (HHCG) project was a recycled brownfield property, located in the Homewood Heights neighborhood, in Zip Code 78702. The HHNA was not content with leaving an underutilized lot as a place for dumping and contacted the City of Austin Brownfields Redevelopment Office (ABRO). ABRO provided assessment and remediation services in order for the site to be safely redeveloped into a community garden.

As a result of the efforts of the Homewood Heights Neighborhood Association and Community Garden, the neighborhood streets and green-space have been substantially improved and the garden has had several positive impacts on the community:

- Educational impact – learning about urban ecology, sustainability, and gardening.
- Nutritional value - the community has locally grown fresh, seasonal, organic produce available, leading to healthier diets and lives.
- Social impact – the HH Community Garden has become the focal point to the community to share; consequently neighborhood meetings, garden meetings, and community gatherings and parties are held at our garden.
- Environmental impact – the site is clean and is now a community garden with clean soil.
- Environmental impact – the site generates oxygen to improve air quality in the community.

- Exercise impact – tending the garden offers low to moderate exercise benefits.
- Judicial impact – the redevelopment deters criminal activity in the neighborhood, including illegal dumping.
- Mental impact – the HH Community Garden is a place where one can relax, work, play, or meditate.

The City of Austin's Brownfields Program has worked extensively in East Austin and seeks to work with communities to prioritize and pursue redevelopments that benefit current residents and enhances resident's quality of life.

Our role in ABRO's grant funded project is to assist with identifying brownfields sites in our neighborhood, discuss community goals for potential redevelopment projects, advertise the neighborhood meeting through our mailing list, and assist with outreach for projects in our neighborhood.

We encourage you to ensure that ABRO receives this grant funding. If you have any questions, please contact me at christinealfredson@gmail.com

Sincerely,



Christine Holcombe
Homewood Heights Neighborhood Association
832-217-8928

cc: Ms. Christine Whitney, City of Austin Brownfields Redevelopment Office, Austin Resource Recovery; christine.whitney@austintexas.gov



GOODWILL INDUSTRIES OF CENTRAL TEXAS
WWW.AUSTINGOODWILL.ORG

January 16, 2014

Environmental Management Support, Inc.
Attn: Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910
301-589-5318

Subject: Letter of Support for the City of Austin's Application for an EPA Community-Wide Combined Hazardous and Petroleum Assessment Grant

Dear Mr. West:

I write on behalf of Goodwill Central Texas (GCT) to convey our strong support for the City of Austin's application for an EPA Assessment Grant. The City Brownfields Program seeks to transform East Austin through assessment, cleanup and redevelopment of blighted properties. This grant funded project will improve the livability of the community and provide opportunities for economic growth in East Austin.

Goodwill Central Texas is a non-profit organization that has been in operation since 1958. GCT programs are designed to build independence, support healthy families and create strong communities. We currently have nine job help centers across our 15 county service area. Two of our Job Help Centers are located in East Austin in the 78702 zip code (Rosewood Job Help Center and Goodwill Career Academy on East 6th). Services offered through the job help centers include career readiness training, financial literacy, certification training in high demand occupations, job placement and retention, and case management. Through our Goodwill Career Academy initiative in partnership with Austin Community College, GCT clients have earned industry credentials and increased employment skills through several of our certification training programs such as HVAC, Apartment Maintenance, OSHA 10, Commercial Driver's license endorsements, Forklift, and basic construction.

In 2013, GCT served 2,260 East Austin residents living in 78702, 78721, 78722, 78741, and 78742 zip codes, with 486 residents placed into employment.

Goodwill and the City are discussing partnering for an application for the EPA Job Training grant in order to provide additional employment opportunities specific to brownfields assessment, green remediation, and waste diversion through materials recycling, upcycling and re-fabrication.

*Generating lifelong connections to **WORK.***

**HEALTHY
FAMILIES**

**STRONG
COMMUNITIES**


INDEPENDENCE

We have experience with developing other training programs from our former Department of Labor grant funded program, and are confident we would be able to develop and provide additional training with a new Brownfields Job Training Grant Program. We are looking into partnering with the City of Austin for that grant opportunity. Our role in this grant funded project would be to continue with services and training we currently provide, and to help place workers in jobs created during the assessment, cleanup and redevelopment of blighted brownfields sites in East Austin.

The City of Austin's Brownfields Program has worked extensively in East Austin and seeks to work with communities to prioritize and pursue redevelopments that benefit current residents and enhance resident's quality of life. We encourage the EPA to support the City of Austin and their project by ensuring this project obtains EPA grant funding.

Please feel free to contact me if you have any questions.

Sincerely,



J. Michael Willard
Chief of Mission Services
Goodwill Industries of Central Texas

cc: Ms. Christine Whitney, City of Austin Brownfields Redevelopment Office, Austin Resource Recovery; christine.whitney@austintexas.gov

Attachment D: Additional Grant Support Letters

1. Austin Public Library
2. St. David's Foundation
3. Capital Metropolitan Transportation Authority



AUSTIN PUBLIC
LIBRARY



P.O. Box 2287, Austin, TX 78768-2287 | (512) 974-7400 | www.cityofaustin.org/library

1/27/2014

Environmental Management Support, Inc.
Attn: Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910
301-589-5318

Subject: Letter of Support for the City of Austin's Application for an EPA Community-Wide Combined Hazardous and Petroleum Assessment Grant

I write on behalf of the City of Austin's Public Library Job Training Center to provide strong support for the City of Austin's application for an EPA Community-Wide Assessment Grant. The City Brownfields Program seeks to transform East Austin through assessment, cleanup and redevelopment of blighted properties as well as to work with communities to prioritize and pursue redevelopments which enhance current residents' quality of life. This grant funded project will improve the livability of the community and provide opportunities for economic growth in East Austin.

The Austin Public Library provides assistance for residents pursuing employment in the area. The Carver Library Job Training Center assists with online employment applications, job identification that matches job seekers experience and education, and taking tests required for positions, as well as resume writing and review. All services are free including group skill building courses and one-on-one assistance with job seeking needs. Our organizational capacity allows us to provide job seekers with the individualized help they need to become employed. The Carver Library Job Training Center initially partnered with the Workforce Solutions group in the area and intentionally maintains hours of service that extend availability of resources beyond the open hours of the Workforce Solutions offices. Over the past several years of operation our methodology for measuring service indicates that an average of 453.80 users per month signed in at computers in the Job Training Center as well as using the public access services available within the Carver Branch Library, including laptops that can be checked out for use anywhere in the building which is fully equipped with wireless service.

Austin Public Library's role in the ABRO partnership is to continue to promote the local hiring and job search assistance for East Austin residents. We also plan to offer our organizational capabilities to connect job seekers to brownfields projects, including but not limited to brownfields assessment, green remediation, and waste diversion through materials recycling, upcycling and re-fabrication.

This is an excellent opportunity for the EPA to partner with Austin's public and non-profit organizations to transform the blight of East Austin through local career and educational opportunities. Thank you for doing all you are able to ensure that the City of Austin's project is funded.

Should you have any questions, please contact

Sue Soy, Development Administrator
Austin Public Library
512-974-7388
Sue.soy@austintexas.gov

Sincerely,

A handwritten signature in cursive script that reads "Brenda Branch".

Brenda Branch, Austin Public Library Director
512-974-7444

cc: Ms. Christine Whitney, City of Austin Brownfields Redevelopment Office, Austin
Resource Recovery; christine.whitney@austintexas.gov

St David's FOUNDATION

811 Barton Springs Road, Suite 600
Austin, TX 78704
stdavidsfoundation.org
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December 17, 2013

Environmental Management Support, Inc.

Attn: Mr. Don West

8601 Georgia Avenue, Suite 500

Silver Spring, MD 20910

Subject: Letter of Support for the City of Austin's Application for an EPA
Community-Wide Assessment Grant

Dear Mr. West:

St. David's Foundation is pleased to provide our support for the City of Austin's application for a Community-wide Assessment Grant. The Foundation invests in a healthy community through funding, hard work, and initiatives to better care for the underserved and uninsured. A primary focus of St. David's Foundation is reducing risk factors for chronic disease. Consequently, we are strongly committed to reducing the rates of overweight and obesity in children. The Foundation is interested in initiatives of organizations that promote healthier eating, physical activity and improve access to affordable, nutritious food for low-income families in Central Texas.

With EPA funding, the City will provide Phase I and II Environmental Site Assessments and cleanup planning for blighted and potentially contaminated properties. The grant project goals of revitalizing and redeveloping blighted properties in East Austin to provide affordable housing, urban gardens and parks will improve resident's lifestyles through healthier environments, access to public parks, recreation and nutritious food sources.

The Foundation is in support of the City's plans to address brownfields properties and improve the environment and health of residents in this underserved area of Austin. Thank you for your help ensuring that this project receives EPA funding.

Sincerely,



Becky Pastner

Program Officer - Health Policy, Healthy Living

St. David's Foundation

(512) 879-6237

cc: Ms. Christine Whitney, City of Austin Brownfields Redevelopment
Office, christine.whitney@austintexas.gov
Ms. Karen Peycke, EPA Region 6 Brownfields, peycke.karen@epa.gov



November 12, 2013
Mr. Don West
Environmental Management Support, Inc.
8601 Georgia Avenue, Suite 500
Silver Springs, MD 20910

RE: Support for City of Austin Brownfields application for a U.S. EPA Combined Petroleum and Hazardous Materials Community-wide Assessment Grant

Dear Mr. West:

The Capital Metropolitan Transportation Authority is the regional public transportation provider in Austin, Texas. In 2010, we opened MetroRail, the first modern passenger rail service in the Central Texas region. In planning the rail project, we started a Transit Oriented Development program to consider redevelopment of properties along the MetroRail line. One such property is adjacent to the Plaza Saltillo Station and is now planned to become a Transit Oriented Development. This tract is a former rail freight yard of almost 11 acres. After a decade of planning by the community, Capital Metro and the City of Austin have set the stage for a major revitalization project.

In 2011, we partnered with the City of Austin Brownfields Department in a successful application for TCEQ assessment assistance, cleanup planning and technical expertise. That partnership has been very valuable for Capital Metro, and has allowed us to bring the property to its current readiness for development. (There is a Request for Proposals underway at this time.)

We anticipate needing similar assistance at other properties in the future. As we do, we would want to enroll these properties in the brownfields program, host coordination meetings at Capital Metro, and (as needed) partner for grant applications for cleanup funding in the future.

We support the City of Austin application for a Combined Petroleum and Hazardous Materials Community-wide Assessment Grant. The City has been a good partner for us, and for other owners of potential brownfields along the rail line.

Please contact me at 512.369.6515 if you have any questions.

Sincerely,


Lucy Galbraith
Project Manager, Transit Oriented Development